

DELEGATED APPLICATION REPORT

Target Date: 12/09/2018

Application No: 181360/HPA

Address: 84 Basingstoke Road

Proposal: Two single storey rear extensions

Case officer: Sian Hickey

INTRODUCTION

Under Class A, Part 1, of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 ("the 2015 Order"), as amended, the following is allowed:

A single storey extension, beyond the rear wall of a terraced property, between 3m and 6m in depth, and up to 4m in height.

provided the development is not excluded by virtue of the criteria in Paragraph A.1 of the 2015 Order.

The application site is not within Conservation Area. It is subject to an Article 4 Direction to control the change of use from C3 to C4 HMO. No other PD rights been withdrawn or restricted by way of a direction made under Article 4 or condition attached to an express planning permission.

PROPOSAL

The proposal falls to be considered under Paragraph A.1 (g) and accordingly Condition A4 applies.

The agent has provided information on the proposed rear extensions.

The proposed side/rear extension would:

- Extend beyond the rear wall of the original dwelling by 5.98m
- Have a maximum height of 3.05m
- Have an eaves height of 2.95m

The extension will have a flat roof, width of 1.7m and a window to the rear elevation.

The proposed rear extension would:

- Extend beyond the rear wall of the original dwelling by 5.73m (additional 3m)
- Have a maximum height of 3.15m
- Have an eaves height of 2.47m

The extension will have a width of 3.6m, a pitched roof, and a window to the rear elevation.

PLANS SUBMITTED

The agent submitted the following drawing received on 2nd August 2018:

Drawing No: BR:001 – Site Location & Block Plan

Drawing No: BR:002 – Floor Plans as Existing

Drawing No: BR:003 – Floor Plans as Proposed
Drawing No: BR:004 – Elevations as Existing
Drawing No: BR:005 – Elevations as Proposed

PLANNING HISTORY

181355/CLP - Two flat roof rear box dormers - to be determined

NOTIFICATION

In accordance with the relevant provision of the GPDO 2015 Order, the LPA notified on 7th August 2018 the adjoining owners and occupiers at 82 and 86 Basingstoke Road, and 10 Clent Road providing a period of 21-days for representations to be made. The 21 day consultation period expired on 28th August. One letter of representation has been received with regard to the following:

- Loss of light

POLICIES

Legal and Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy Framework (NPPF) – among them the ‘presumption in favour of sustainable development’.

The following local and national planning policy and guidance is relevant to this application:

Sites and Detailed Policies Document (2012)

SD1: Presumption in Favour of Sustainable Development

DM4: Safeguarding Amenity

DM9: House Extensions and Ancillary Accommodation

APPRAISAL

The proposed development has been assessed under Class A, Part 1, of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015, as amended. In accordance with this legislation, adjoining owners and occupiers have been consulted on the proposal and an objection has been received. The prior approval of the Local Planning Authority is therefore required as to the impact of the proposed development on the amenity of the adjoining premises.

Impact on amenity of neighbours

The Supplementary Planning Guidance – A Design Guide to House Extensions (2003) states that rear extensions longer than 4m will not normally be granted planning permission. The exception to this is if the house and garden are capable of taking an extension of longer depth. It is also advised that rear extensions should be

located as far away from side boundaries as possible, to safeguard the outlook of neighbours.

The application site is adjoined to its neighbouring properties at 82 Basingstoke Road and 86 Basingstoke Road. The 5.73m depth of the rear extension is considered excessive and it would have a visually dominant and overbearing effect on the neighbour at number 82. The depth would be unneighbourly and would be detrimental to the living environment of the residents of 82 Basingstoke Road. This would be contrary to Policy DM4: Safeguarding Amenity of the Sites and Detailed Policies Document (2012). The proposal is therefore considered to cause significant harm to the residential amenity of the occupants of 82 Basingstoke Road. For this reason it is recommended that prior approval is refused.

RECOMMENDATION

Refuse prior approval

The proposed extension by reason of its excessive depth on the boundary with 82 Basingstoke Road would result in a visually dominant and overbearing effect on this neighbouring property, harmful to the amenity of occupiers and contrary to Policies DM4 and DM9 of the Sites and Detailed Policies Document 2012 (altered 2015) and A Design Guide to House Extensions SPG (2003).

Consideration was given to the following information received by the Local Planning Authority on 2nd August 2018:

Drawing No: BR:001 – Site Location & Block Plan

Drawing No: BR:002 – Floor Plans as Existing

Drawing No: BR:003 – Floor Plans as Proposed

Drawing No: BR:004 – Elevations as Existing

Drawing No: BR:005 – Elevations as Proposed