

DELEGATED APPLICATION REPORT

Target Date: 13/11/18

Application No: 181624

Address: 21 Wolsey Road

Proposal: Single storey rear extension following removal of existing single storey conservatory and replacement of existing windows

Case officer: Anthony Scholes

Site Description and Surrounding Area

The site is located on the Western side of Wolsey Road. The site is generally flat, and contains a site area of approximately 170m². The site is located within flood zone 2 (1 in 1000), and is within the air quality management zone. The Western side of Wolsey Road contains predominantly semi-detached dwelling, while the surrounding area contains a range of attached, and detached residential dwellings. Further along Wolsey Road are historic light industrial use, and the Thameside Primary School. The site adjoins a retirement complex to the West.

Proposal

The proposed development includes the removal of an existing conservatory and deck to the rear of the dwelling, and replacement with a full 5.2m wide, 3.35m long kitchen and dining room extension. The proposed extension will be joined to the main dwelling by a mono-pitched roof, with a maximum height of of 3.5m falling to 2.6m at eaves height.

Plans Considered

The agent supplied the following, received on 12th August 2018:

Drawing No: 18/WRC/03 - Existing West and South elevations

Drawing No: 18/WRC/02 - Existing East and North elevations

Drawing No: 18/WRC/05 - Proposed East and North elevations

Drawing No: 18/WRC/04 - Proposed part ground floor plan

Drawing No: 18/WRC/01 - Existing part ground floor plan

Drawing No: 18/WRC/06 - Proposed West and South elevations

Drawing No: 18/WRC/07 - Proposed site and location plans

Relevant Planning History

None applicable

Consultation Responses

A site notice was displayed on the site, and letters were sent to adjoining properties.

No responses were received.

Internal consultees:

Ecology:

A response was received from ecology officers which raised no objections regarding the proposal.

Summary of discussions with applicant

As the property lies within a mapped flood zone, a flood risk assessment (FRA) was required to be submitted. The agent was advised on 12 November 2018 to prepare a suitable FRA. The agent responded with a flood risk assessment on 20 November. On 20 November, the applicant agreed to an extension of time to 27 November 2018.

Equality Act 2010

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

Relevant Planning Policy and Guidance

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

Reading Borough Local Development Framework Core Strategy (2008)
CS7 (Design and the Public Realm)
CS35 (Flooding)

Sites and Detailed Policies Document (Oct 2012)
DM4: Safeguarding Amenity
DM9: House Extensions and Ancillary Accommodation

Supplementary Planning Guidance - A Design Guide to House Extensions (2003)

Appraisal Checklist

DM9 states: An extension to a house will be acceptable where it:

- A. Respects the character of the house in terms of scale, location, materials and design;

To assess this, the following has been considered - would the proposal:

- detract from the appearance of the original building through the use of ill-matching materials and by not fitting in with the design, scale and proportions of the original building; **NO. A condition will require materials to match existing.**
- reduce the amount of usable amenity space for the property to an unacceptable degree; **NO.**
- require the loss of trees in the garden or put significant trees at risk; **NO.**

- B. Respects the character and pattern of neighbouring properties and the street as a whole in terms of scale, location, materials and design, and any important existing building line; Respects neighbour's amenities and does not present a large blank façade to public areas.

To assess this, the following has been considered - would the proposal:

- significantly reduce the amount of daylight and sunlight enjoyed by neighbouring properties; **NO**.
- invade the privacy of neighbouring properties through overlooking from windows or balconies; **NO**
- detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **NO**
- detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **NO**

DM4: Safeguarding Amenity states an extension to a house will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties.

To assess this, the following has been considered - would the proposal cause a significant detrimental impact to the living environment of existing or new residential properties in terms of:

- Privacy and overlooking; **NO**
- Access to sunlight and daylight; **NO**
- Visual dominance and overbearing effects of a development; **NO**
- Noise and disturbance; **NO**
- Artificial lighting; **NO**
- Vibration; **NO**
- Dust and fumes; **NO**
- Smell; **NO**
- Crime and safety; **NO**

Flooding

Proposed extension is within a flood zone and a householder FRA has been submitted to comply with Policy CS35.

RECOMMENDATION GRANT

Subject to the following conditions:

1. Time limit
2. Materials as proposed
3. Approved plans
4. Build as per FRA

Informatives relating to:

1. Terms and conditions
2. Building regulations
3. Demolition and construction
4. Encroachment and Party Wall
5. Positive and proactive