

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Southcote

App Ref: 181761/HOU

Address: 122 Cockney Hill, RG30 4EX

Proposals: Single storey side extension

Case Officer: Mr James Overall

Applicant: Mr Yash Gupta

Date received (valid from): 9 October 2018

Target Decision date: 4 December 2018

1. INTRODUCTION

The proposal relates to a detached bungalow and is seeking planning permission for the erection of a single storey side extension on the East of the property. This extension will remove the existing garage and provide extra floor-space to form a utility room and dining room.

The site is located on the Southern side of Cockney Hill, and the rear garden borders Prospect School.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed single storey extension will protrude 2.7 metres to run flush with the existing side protrusion. It will have an increased depth of 3.55 metres, and the eaves and ridge heights will be the same as existing.

The proposed extension will result in the creation of an M-shaped roof, by introducing a second pitch above the new extension.

The proposed extension will be visible from the front of the property.

The extension proposes one Velux window on the side roof elevation to serve the new dining room, and three small high level windows in the wall of the new dining room. A double window is also proposed in the front elevation facing towards the road.

The proposed materials will match the existing property and will consist of:

- Red facing bricks
- Small plain roof tiles

Plans considered:

Plan Type	Description	Drawing Number	Received
Location Plan		N/A	17 Oct. 18
Block Plan		220-02	27 Nov. 18
Elevation & Floor Plan	Existing & Proposed	220-01	17 Oct.18

3. RELEVANT PLANNING HISTORY

None relevant.

4. CONSULTATIONS

4.1 The following addresses were consulted by letter.

120 Cockney Hill, Reading, RG30 3EX
124 Cockney Hill, Reading, RG30 3EX

4.2 Letters of representation have been received as follows:

No letters of representation were received.

4.3 Internal Consultations

The Transport Development Control Department were consulted on 15th October 2018. Their comments received on 30th October 2018 stated:

"It would appear that the original garage has previously been converted to provide a storage area and an en-suite to a bedroom.

The proposed side extension will result in the reduction of the available parking alongside the property; plans have not been provided illustrating off road parking layout for 2 vehicles which is required in accordance with the Councils current parking standards.

Please ask the applicants agent to resubmit plans illustrating parking provision and layout."

An amended plan was received on 27 November 2018 illustrating parking provision for two vehicles. Transport Developments updated comments received on 28 November 2018 stated that the proposed parking layout is acceptable. A condition and informative were suggested.

DC1 Vehicle parking space provided in accordance with approved plans

The dwelling(s)/building(s) hereby permitted shall not be occupied until all vehicle parking space(s) have been provided in accordance with the approved plan. The space(s) shall be kept available for parking at all times thereafter.

Reason: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users to accord with Policy CS24 & CS24 and Policy DM12.

IF3 Highways

- (i). The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.
- (ii). Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.

5. 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:

National Policy

National Planning Policy Framework

National Planning Practice Guidance

Reading Borough Local Development Framework Core Strategy (2008)

CS7 (Design and the Public Realm)

Sites and Detailed Policies Document (2012)

DM4 (Safeguarding Amenity)

DM9 (House Extensions and Ancillary Accommodation)

SPG/SPD

- A Design Guide to House Extensions SPG

6. APPRAISAL

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
- 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. This has been assessed and it is considered the proposal would not cause a significant detrimental impact to the living environment of any existing or new occupiers or neighbours. Furthermore, the amended block plan received on 27th November 2018 demonstrates that two parking spaces will be retained on site.

7. CONCLUSION

The proposed development would not be harmful to the character or appearance of the site or its surroundings and would not have a detrimental impact on the appearance of the original building or neighbouring properties or amenity. As such the proposed works are considered to be in accordance with the above relevant policies and permission can be granted.

Equality Act

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation. It is considered that there is no indication or evidence (including from consultation on the current applications) that the protected groups have or will have different needs, experiences, issues and priorities in relation to this particular planning application.

8.0 RECOMMENDATION

Application Permitted subject to conditions