

DELEGATED APPLICATION REPORT

Address: 1 Somerstown Court

Application No: 180207

Proposal: Addition of rear conservatory

Applicant: Mr P M Williams & Mrs A P Lim

Date received (valid from): 01/02/2018

Target Decision date: 29/03/2018

Case officer: Tom French

1. Site description and Surrounding Area

The application site is situated at the southwest end of Somerstown Court and on the corner with Tilehurst Road. The site includes a two storey end of terrace dwelling with a rear and side amenity space. The primary elevation of the property faces west away from Somerstown Court and is served by a footpath. The property has use of a car parking space at the north end of Somerstown Court.

The site is opposite a Tesco Express store (former West Side pub site) and near the Robert Hewitt Recreation Ground.

2. The Proposal

A householder application for planning permission is sought for a rear conservatory. The conservatory would be 3m in depth and 5.1m wide. The proposal would have an eaves height of 2.1m and a pitched roof with a maximum height of 3.4m. The proposal would have facing brick work to match existing and two windows in the side elevation. It would be 3m from the southern boundary and 0.2m from the boundary with no. 2 Somerstown Court.

It was initially proposed that the conservatory would be 3.8m in depth and 5.1m wide. Following discussion with officers the depth of the proposal was reduced to 3m.

3. Consultation

Neighbours consultation:

No.s 2 and 7a Somerstown Court and 12 Tilehurst Road have been notified of the application and a site notice has also been displayed at the site from the 7th February 2018.

The following comment was submitted:

Consider the proposal to be a rear house extension, not a conservatory.

Officer response: Applications for both rear extensions and conservatories have to be assessed against relevant planning policy that, in this case, is the same. Therefore the definition or description of the proposal should not be a reason for refusal.

4. Plans and Documents Considered

The Council, in reaching its recommendation, has taken into consideration the following plans & documents:

Drawing No.:

- CN/QD12/03 - Block plan

As received 06/02/2018

- CN/QD12/01 - Rev A - Proposed rear conservatory
- CN/QD12/02 - Rev A - Location plan
- CN/QD12/03 - Rev A - Block plan

As received 01/03/2018

5. Relevant Planning History

161169/HOU - Two storey side extension - Application Withdrawn

6. 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.

7. Relevant Planning Guidance

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. The Development Plan for Reading relevant to the application site comprises the Reading Local Development Framework '*Core Strategy*' 2008 (Altered 2015) and '*Sites and Detailed Policies Document*' 2012 (Altered 2015).

The '*National Planning Policy framework*' ('NPPF') 2012 states clearly that its content is to be a material consideration in the determination of applications. The 'NPPF' states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Core Strategy and Sites and Detailed Policies Document) according to their degree of consistency with the 'NPPF' (the closer the policies in the plan to the policies in the 'NPPF', the greater the weight that may be given). Accordingly, the 'NPPF' and the following development plan policies and supplementary planning guidance are relevant:

8. Relevant Policies

The application has been assessed against the following policies:

National

National Planning Policy Framework;
National Planning Policy Guidance;

RBC Local Development Framework

Core Strategy 2008 (Altered 2015)

CS7 Design and the Public Realm

Sites and Detailed Policies Document 2012 (Altered 2015)

DM4 (Safeguarding Amenity)

DM9 (House Extensions and Ancillary Accommodation)

DM10 (Amenity Space)

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

9. Appraisal

Design, impact on the host dwelling, character of the area and street scene

Whilst the extension would be visible to the street-scene along Somerstown Court - ie from the rear- it is considered to be in keeping with the scale and character of the street-scene, particularly being single storey and the rear garden being enclosed by a wall.

Being 3m in depth, of a single storey and with brickwork to match existing, the proposal is not considered to have a harmful impact on the host dwelling in terms of design or scale and would integrate satisfactorily with the visual amenity of the surrounding area.

The host dwelling would retain amenity space to the rear elevation which is considered adequate for a dwelling of this size and relative to the character of amenity spaces to surrounding dwellings.

The proposal would accord with Policies CS7, DM9 and DM10.

Impact on neighbouring amenity

The proposal would be of a single storey, project 3m from the existing rear elevation with an eaves height of 2.1m and the roof would be hipped away from no. 2 Somerstown Court. Combining this with the 0.2m gap to the boundary with no. 2 and it is considered that there would not be any adverse effect in terms of loss of light or overbearing. Noted that this is to the south of No. 2, but this proposal is v similar which could be done under permitted development.

Further the proposal is for a single storey extension with no windows in the side elevation. As such the proposed conservatory would not have a detrimental impact in terms of privacy or overlooking and is in accord with Policies DM4 and DM9.

Grant planning permission, subject to the following conditions:

Conditions

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission was granted.

Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The materials to be used in the construction of the external surfaces of this development shall match those of the existing building.

Reason: To ensure that the new development appears in keeping with the existing building, in the interests of the character of the area, in accordance Policy DM9 of the Sites and Detailed Policies Document 2012 (altered 2015).

3. The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing number:

- CN/QD12/01 - Rev A - Proposed rear conservatory
- CN/QD12/02 - Rev A - Location plan
- CN/QD12/03 - Rev A - Block plan

As received 01/03/2018

Reason: because permission is granted in respect of the development as detailed in the approved plans only.

Informatives

1. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.
2. The applicant's attention is drawn to Building Regulations requirements. Please contact Building Control on 0118 937 2449 for advice.
3. The construction (and demolition) of the development will be subject to environmental health law and the applicant is referred to:
<http://beta.reading.gov.uk/environmentalprotection>
4. The decision to grant planning permission follows the positive and proactive consideration of the issues raised by this planning application and issuing the decision within the statutory time period.