

DELEGATED APPLICATION REPORT

Address: 133 Henley Road

Application No: 180089

Proposal: Single storey rear extension (amended description)

Applicant: Mr J Day & Miss H Cooper

Date received (valid from): 16/01/2018

Target Decision date: 13/03/2018

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a two storey mid-terrace dwelling on the south side of Henley Road. The site has a rear amenity space that is approximately 20m deep and 7m wide. The south of the road is characterised by consecutive rows of four terrace houses whilst the north side of the road is predominantly semi-detached pairs. Both neighbouring properties, nos. 131 and 135, have been extended at the rear.

2. The Proposal

A householder application for planning permission is sought for a ground floor rear extension that would be 4m deep and 7m wide. The proposed extension would replace the existing outbuilding and span the entire width from boundary to boundary. The extension would have a flat roof.

On the first floor it was originally proposed to build a 3m deep and 3m wide rear extension that would sit 2m from both side elevations of the proposed ground floor extension. However, following concerns raised by officers the first floor element was removed and revised plans were submitted accordingly omitting the first floor element.

3. Consultation

Neighbours consultation:

Nos. 131 and 135 Henley Road and 21 Anglefield Road have been notified of the application and a site notice has also been displayed at the site from the 25th January 2018.

No responses have been received.

4. Plans and Documents Considered

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

Drawing No.:

- 2017 : 2337 : A3 : E1 - Plans as Existing
- 2017 : 2337 : A3 : E2 - Elevation : Section as Existing
- 2017 : 2337 : A3 : 3 - Floor Plans as Proposed (superseded 1/3/18)
- 2017 : 2337 : A3 : 4 - Elevation : Sections as Proposed (superseded 1/3/18)
- 2017 : 2337 : A3 : LOC - Location : Site Plans

As received: 17/01/2018

- 2017 : 2337 : A3 : 3 Rev A - Floor Plans as Proposed
- 2017 : 2337 : A3 : 4 Rev A - Elevation : Sections as Proposed
- Letter from Keith Halsom Ref KH/2337, dated 27/02/18

As received: 01/03/2018

5. Relevant Planning History

16/11/2017 - 172050 - CLP - Certificate of lawfulness for proposed two storey rear extension - Application Withdrawn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).

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving a listed building or its setting or any features of special interest which it possesses.

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

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

As the proposed extension is to the rear of the property the proposal would not be visible from the street-scene along Henley Road.

The proposed extension would span from boundary to boundary however given the mid-terrace position of the application site, and that the design and character of the proposal is similar in nature to the existing neighbouring extensions, this is considered to integrate well with the character of the host dwelling and 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 proposed extension would not project past the rear elevations of the existing extensions at no. 131 or no. 135 Henley Road. It would also match the height of the neighbouring extensions and therefore would not appear overbearing to either no.131 or no. 135 and would not result in any loss of light to either neighbour.

Further, the proposal is for a single storey extension with no windows in the side elevations that would not protrude past the existing extent of the neighbouring properties. As such it is considered that the proposal would not have a detrimental impact in terms of privacy or overlooking and is in accord with Policies DM4 and DM9. It is however considered necessary to include a condition specifying that the flat roof area above the extension hereby approved is not used as a terrace, to protect the amenity of nearby occupiers.

10. Recommendation

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 No.:

- 2017 : 2337 : A3 : LOC - Location : Site Plans

As received: 17/01/2018

- 2017 : 2337 : A3 : 3 Rev A - Floor Plans as Proposed
- 2017 : 2337 : A3 : 4 Rev A - Elevation : Sections as Proposed

As received: 01/03/2018

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

4. The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific planning permission from the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy DM 4.

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.
5. During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or

across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at: <http://www.communities.gov.uk/publications/planningandbuilding/partywall>