

DELEGATED APPLICATION REPORT

Address: 17 Champion Road

Application No: 180693

Proposal: Proposed single storey side and rear extension. Existing entrance to be replaced by a window

Applicant: Mr & Mrs Fogarty

Date received (valid from): 25/04/2018

Target Decision date: 21/06/2018

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a two storey end of terraced property on the north side of Champion Road, opposite the junction with Piggott's Road. The application property has an existing rear projection with a two storey, mono-pitched roof element and a single storey flat roof element.

The surrounding area contains a mix of uses including residential, garages and other small businesses. There are a variety of property types and styles although the application property forms one of a terrace of properties of a similar design.

The application building is not listed, nor is it located within a conservation area. The application site is within an air quality management area and flood zone 3.

2. The Proposal

A householder planning permission is sought for a single storey side extension. The proposed extension would project 1.3m from the existing westerly side elevation and would have a flat roof 2.6m high. The proposed extension would also infill the area alongside the existing rear projection, to the rear of the existing dining room.

The main entrance to the property would be relocated to the front elevation of the proposed extension and a window is proposed where the front door is currently located. It

Five roof lights are proposed in the flat roof and one window is proposed in the west side elevation.

3. Consultation

Neighbours consultation:

No.s 15 and 19 Champion Road have been notified of the application and a site notice has also been displayed at the site from the 27th April 2018.

No responses have been received.

Transport consultation:

RBC Transport Development Control provided the following comments:

Champion road is not currently included in the Councils current residential permit parking scheme although it does operate in some of the adjacent streets. Champion Road is a narrow two way road with on street parking on the carriage way.

Google images confirm that this property currently benefits from 1 off road parking space located at the side of the property accessed via an existing dropped kerb. Submitted plans do not illustrate this provision.

4. Plans and Documents Considered

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

Drawing No.:

- 001 Rev. P4 - Block Plan & Site Location Plan
- 002 Rev. P4 - Existing GA Plans
- 003 Rev. P4 - Existing Elevations
- 004 Rev. P4 - Proposed GA Plans
- 005 Rev. P4 - Proposed Elevations
- Design and Access Statement

As received: 25/04/2018

- 002 Rev. P5 - Existing GA Plans

As received: 15/06/2018

- Flood Risk Assessment, Reference: WTFR-FRA-2018/07/Q02

As received: 17/07/2018

5. Relevant Planning History

None

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

Visible from the street scene along Champion Road, the modest scale of the proposed extension is not considered significantly out of character with the application property or the surrounding area. The proposed extension would be single storey and project 1.3m into the existing 2.6m gap between the application property and the boundary with no.15 Champion Road. As such the extension would be set 1.3m off the boundary with no.15 and would retain spaciousness and not appear unduly cramped.

The extension would be single storey and retain sufficient gapping between properties so as not to result in a visual terracing effect, in accordance with the supplementary planning guidance.

The application property and no.27 Champion Road form either end of the terrace row. No.27 has an existing extension similar in form and scale to this proposal (granted 03/02/2014, permission number 131574). The proposed extension would be made with materials to match existing and have a flat roof to match the existing single storey rear projection. As such the proposal is considered to integrate satisfactorily with the character of the host dwelling and character and pattern of the surrounding area in terms of scale, location, materials and design.

The host dwelling would retain sufficient 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 extension would be to the west of the application property and therefore would not impact upon the amenity of no.19. With respect to no.15, the 1.3m gap between the proposed extension and boundary, coupled with the extension being single storey and that the proposal would not project beyond the existing rear elevation of the application property, and it is considered that there would be no significant adverse effect in terms of loss of light or overbearing. Given a flat roof is proposed, it is considered necessary to include a condition specifying this shall not be used as a terrace, to prevent overlooking/noise/disturbance.

A side facing window is proposed at ground floor level towards the rear of the extension. The proposed window would be set 3.1m off the boundary with no.15 and located at ground floor level. As such it is considered that the proposal would not have any significant adverse effects upon no.15 in terms of privacy or overlooking.

The proposal accords with Policies DM4 and DM9

Other Issues

Community Infrastructure Levy (CIL)

The proposal would not be liable for the Community Infrastructure Levy (CIL).

Flooding

The site is located within Flood Zone 3. The plans submitted as part of the application indicate that the floor levels of the proposed development would be set at the height of the property. Further flood proofing measures are described in the flood risk assessment (Flood Risk Assessment, Reference: WTFR-FRA-2018/07/Q02) that was submitted alongside this application. It is not considered that the proposal would result in a significantly increased risk of flooding and complies with Policy CS35. A condition is recommended that states that development shall only be undertaken in accord with the FRA as received by the LPA on 17/07/2018.

Parking

Following the comments from RBC Transport Development Control (see Consultation above), drawing no.: 002 Rev. P5 - Existing GA Plans was submitted (15/06/2018) showing the parking provision. The proposal would not affect or alter the existing parking arrangement.

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.:

- 001 Rev. P4 - Block Plan & Site Location Plan
- 004 Rev. P4 - Proposed GA Plans
- 005 Rev. P4 - Proposed Elevations

As received: 25/04/2018

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 DM4.

5. The development hereby approved shall only be undertaken in accordance with the document, 'Flood Risk Assessment, Reference: WTFR-FRA-2018/07/Q02', which was received by the Local Planning Authority on 17th July 2018.

Reason: in order to comply with good practice building for flood resilience/safety in the flood zone. Policies: CS35

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.