

DELEGATED APPLICATION REPORT

Address: 221 Hemdean Road

Application No: 180442

Proposal: Single storey rear extension

Applicant: Mr Ellson

Date received (valid from): 12/03/2018

Target Decision date: 07/05/2018

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a two storey semi-detached dwelling on the east side of Hemdean Road. The property has a flat roof attached garage to the side of the property and the front drive way provides off road parking. There is an existing small lean to addition to the rear elevation of the property. The surrounding area is predominantly residential, characterised by modest semi-detached properties of similar design.

2. The Proposal

Householder planning permission is sought for a single storey rear extension. It is proposed that the existing rear lean-to projection be removed to allow for a single storey flat roof extension 5.6m wide, 3m high and 3.5m deep. One window is proposed in the northern side elevation of the proposed extension and a large roof light is proposed in the flat roof.

3. Consultation

Neighbours consultation:

No.s 219 and 223 Hemdean Road have been notified of the application and a site notice has also been displayed at the site from the 23rd March 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.:

- 17.221HR.SITE.P.01 Rev A - Proposed Site Location and Block Plans
- 17.221HR.P01 - Existing Plans and Elevations
- 17.221HR.P02 - Proposed Plans and Elevations

As received: 13/03/2018

5. Relevant Planning History

180199 - HPA - Rear extension measuring 3.5m in depth, with a maximum height of 3.0m, and 3.0m in height to eaves level. Notification of the construction of an extension under class A Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 - Prior Approval Refused.

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

As the proposed extension is to the rear of the property the proposal would not be visible from the street scene along Hemdean Road. Being 3.5m in depth and set off the boundary with no. 223 by 2.1m, the proposal is in accordance with the Supplementary Planning Guidance - A Design Guide to House Extension (2003).

The proposed extension would be set off the boundary with no. 219 by a modest 0.1m. Given the proximity to the boundary of the existing extension to the rear of no. 219, and that no. 219 and the application property form a semi-detached pair, the minimal gap to the boundary is considered to be in keeping with the character and pattern of the application property and surrounding area.

Made with materials to match existing and a flat roof, the proposal is considered to integrate satisfactorily with the character of the host dwelling and visual amenity of the surrounding area.

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 Policy CS7, DM9 and DM10.

Impact on neighbouring amenity

The neighbouring properties potentially affected by the proposal are no.s 219 and 223 Hemdean Road, located to the south and north respectively.

Regarding no. 219 Hemdean Road the proposed extension would be set off the common boundary by 0.1m. The proposal would not project beyond the existing rear elevation of the conservatory at no. 219 and would be single storey with a flat roof 3m high. As such it is considered that the proposal would not result in an unacceptable overbearing impact or loss of light.

With relation to no. 223 Hemdean Road, the proposal would be set off the boundary by 2.1m. Considering the separation distance, that the extension would be single storey and the extent of the existing rear and side extension at no. 223; the proposal would not have a detrimental impact in terms of visual dominance or loss of light.

Further, the proposal is for a single storey extension. Whilst there is a window proposed in the side elevation, the extent of the rear extension at no. 223 coupled with the proposed window being at ground floor level, and 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.

Other issues

Community Infrastructure Levy

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

Roof terrace

Given that 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.

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.:

- 17.221HR.SITE.P.01 Rev A - Proposed Site Location and Block Plans
- 17.221HR.P02 - Proposed Plans and Elevations

As received: 13/03/2018

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 DM4.

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. 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: www.communities.gov.uk/publications/planningandbuilding/partywall

5. The applicant is advised that significant ground works or engineering operations are included in the definition of 'Development' as set out in section 55 of the Town and Country Planning Act 1990. As such, works or operations of this nature would require the relevant planning permission.