

DELEGATED APPLICATION REPORT

Address: 49 Briants Avenue

Application No: 180885 / HOU

Proposal: Two storey extension to side & rear infill with single storey extension to rear of house

Applicant: Mr Devonn Glasford

Date received (valid from): 31/05/2018

Target Decision date: 26/07/2018

Case officer: Tom French

1. Site description and Surrounding Area

The application site is a semi-detached dwelling on the east side of Briants Avenue off Lower Henley Road in Lower Caversham. The application site includes one of road parking space to the front of the property and a rear amenity area approximately 13m deep and 8m wide.

The application building is not listed, nor is it within a conservation area. The application site is within flood zone 3.

2. The Proposal

A householder planning permission is sought for a two storey side extension and a single storey rear extension.

The two storey side extension would be set back 4.5m from the existing front elevation and would leave a 0.9m gap to the boundary with no.51. The side extension would have a depth of 6.3m and would project 1.3m from the existing side elevation of the house. A hipped roof set down 1.5m from the main ridge is proposed.

The single storey rear extension would project 2.5m beyond the rear elevation of the exiting rearward addition with a width of 4m. The proposal would have a flat roof 2.7m high to match the existing flat roof rear extension and the flat roof rear extension of the adjoining neighbour.

A first floor rear dormer window is proposed in the main roof, as is a roof light in the rear roof slope. Two ground floor side facing windows are proposed in the side extension.

3. Consultation

Neighbours consultation:

No.s 47 and 51 Briants Avenue and 49 and 51 Star Road have been notified of the application and a site notice has also been displayed at the site from the 5th June 2018. No responses have been received.

Transport:

The RBC Transport Development Control Advisor has provided comments stating that as the proposal would not impact or change the existing parking arrangement there are no transport objections.

4. Plans and Documents Considered

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

Drawing No.:

- P01 Rev. A - Site Location Plan
- P05 Rev. A - Block Plan
- P10 - Existing Ground Floor
- P11 - Existing First Floor
- P12 - Existing Roof Plan
- P20 - Existing Elevations
- P25 - Existing 3D Views
- P26 - Existing 3D Views
- P30 Rev. A - Proposed Ground Floor
- P31 Rev. A - Proposed First Floor
- P32 Rev. A - Proposed Roof Plan
- P40 Rev. A - Proposed Elevations
- P45 Rev. A - Proposed 3D Views
- P46 Rev. A - Proposed 3D Views
- Flood Risk Assessment
- R1475/a - Daylight Bat Survey

As received: 25/05/2018

5. Relevant Planning History

161914 - HOU - Two storey side extension and single storey rear extension - Application Permitted

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
CS24 Car/Cycle Parking

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 proposal would be visible from the street scene along Briants Avenue, the proposed side extension would project a relatively modest 1.3m from the existing side elevation. Combining this with the side extension being set back 4.5m from the front elevation of the main house and it is not considered that the proposal would be significantly harmful to the character of the street scene or surrounding area.

The proposed two storey side extension, being set down from the main ridge by 1.5m and set back from the existing front elevation of the house by 4.5m would appear subservient to the host dwelling and is considered to respect character and pattern of the house and surrounding area in terms of scale and design.

The proposed single storey rear extension would project 2.5m beyond the existing rear elevation with a width of 4m. The extension would have a flat roof 2.7m high that matches the existing rear extension of the adjoined neighbour.

It is proposed to use render to match the adjoining properties, rather than a brick finish matching the host dwelling. Policy DM9 states that:

'An extension to a house will be acceptable where it:

- Respects the character of the house in terms of scale, location, materials and design'*

The SPD states that *'New materials which are unrelated to the style of the original house should be avoided unless there is a valid aesthetic reason for their selection'*. The use of render is considered acceptable, in this instance, as it would match the external finish of both the neighbouring properties; and due to the scale of the proposal and 4.5m set back from the existing front elevation, would not have a significant detrimental impact on the street scene.

The dormer window that is proposed in the existing rear roof slope is not typical of this area but is to the rear of the property, relatively modest in terms of scale and would be finished with materials that integrate acceptably with the existing roof.

As such the proposal is considered to integrate satisfactorily with the visual amenity of the host dwelling and 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 Policies CS7, DM9 and DM10.

Impact on neighbouring amenity

The neighbouring properties potentially affected by the proposed development are no.s 47 and 51 Briants Avenue, located to the south and north of the application property respectively.

The proposed two storey side extension would be to the north of the application property and therefore would not affect the amenity of no.47. The proposed rear extension would abut the common boundary with no.47 and project beyond the existing rear elevation by 2.5m. Given that the rear extension would be single storey, is located to the north of no.47 and is relatively modest in scale; it is not considered that the proposed development would result in any significant detrimental impacts to the amenity of no.47 in terms of loss of light or overbearing.

As the rear extension would be single storey with no side facing windows, there would not be any detrimental effects in terms of loss of privacy or overlooking. 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.

Regarding no.51, the proposed side extension would be set off the boundary by 0.9m and the rear extension would be set 2.3m off the boundary. The roof of the proposed side extension would be set down from the main ridge by 1.5m and half hipped, minimising the impact in terms of access to daylight/overshadowing. For the above reasons, combined with no.51 being significantly set off the common boundary, it is considered that the proposal would not result in unacceptable harm to the living environment of the present or future occupiers of no.51 in terms of visual dominance or loss of light.

Two side facing windows are proposed in the north side elevation of the side extension. As they are to be located at ground floor level it is considered that they would not cause sufficient harm to the occupiers of no.51, in terms of overlooking or loss of privacy, to warrant a refusal for this application. It is however considered necessary to include a condition stating that additional windows shall be constructed in the north side elevation, in order to protect the amenity of no.51.

Other Issues

Parking: no impact from the development, complies with CS24 and parking standards.

Community Infrastructure Levy

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

Application Number 161914

Application 161914 was granted at this site on 15/12/2016. This proposal and application 161914 are very similar in terms of scale, location, design, materials and impact. Whilst all planning applications are assessed on their own merits, previous planning decisions are a material consideration in determining an application. As such due consideration has been given to the outcome of the previous application at this site (161914) in reaching the recommendation stated below.

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. A flood risk assessment (FRA) 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 29/05/2018.

Transport

The RBC Transport Development Control Advisor has provided comments stating that as the proposal would not impact or change the existing parking arrangement there are no transport objections.

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 unless otherwise stated in the approved plans.

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.:

- P01 Rev. A - Site Location Plan
- P05 Rev. A - Block Plan

- P30 Rev. A - Proposed Ground Floor
- P31 Rev. A - Proposed First Floor
- P32 Rev. A - Proposed Roof Plan
- P40 Rev. A - Proposed Elevations
- P45 Rev. A - Proposed 3D Views
- P46 Rev. A - Proposed 3D Views

As received: 25/05/2018

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) no windows, other than those shown on the approved plans shall at any time be placed in the North elevation of the building/extension hereby permitted without the grant of a separate 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

6. The development hereby approved shall only be undertaken in accordance with the document, 'Flood Risk Assessment' as submitted as part of this application, which was received by the Local Planning Authority on 29th May 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. As the application site is located within flood zone 3 the development should follow best practices regarding flood resilience. 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>
6. Work on a loft or roof may affect bats. The applicant will need to consider protected species when planning work of this type. A survey may be needed, and if bats are using the building, a licence may be required. To view specific information regarding bats use the following link: <https://www.gov.uk/wildlife-licences>