

DELEGATED APPLICATION REPORT

Address: 15 Rhigos, Reading

Application No: 180053

Proposal: Single storey rear extension

Applicant: Mr & Mrs M Hopcutt

Date received (valid from): 11//01/2018

Target Decision date: 08/03/2018

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a two storey detached dwelling on the southern side of the Rhigos road. To the east the site is neighboured by 11 Rhigos and to the west by dense trees and an area of grassland. The site hosts a driveway on which two cars can park and there is a double garage that could provide a further two spaces.

2. The Proposal

A householder application for planning permission is sought for a single storey rear extension. It is proposed that the existing conservatory would be removed and replaced with a single storey rear extension 4.8m deep and 5.9m wide. The extension would have a flat roof 3.2m high and house a central roof lantern.

The proposal would have facing to match the existing brick work and all windows added would be white u-PVC to match existing windows.

3. Consultation

Neighbours consultation:

No. 11 Rhigos and 6 Cwmcarn been notified of the application and a site notice has also been displayed at the site from the 16th 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.:

- 2041.G.1 - Existing Ground Floor Plan
- 2041.G.2 - Existing Elevations
- 2041.G.3 - Proposed Ground Floor Plan
- 2041.G.4 - Proposed Elevations
- 2041.G.5 - Existing and Proposed Roof Plan
- 2041.G.6 - Location and Site Plan

As received: 10/01/2018

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).

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 Rhigos. Set back 4m from the side boundary with no. 11 the extension would retain ample spaciousness to the boundary and would not appear unduly cramped.

The existing conservatory projects 4.7m from the rear elevation of the original dwelling and the proposal would project 4.8m from the rear elevation of the original dwelling. Given that the extension would only protrude 0.1m further than the existing conservatory, and that it would be made with materials to match the original dwelling, it is considered to integrate satisfactorily with the character of the host dwelling and visual amenity of the surrounding area.

The host dwelling would retain the existing amenity space to the rear elevation as the proposed extension would protrude just 0.1m beyond the existing conservatory. The proposal would accord with Policies CS7, DM9 and DM10.

Impact on neighbouring amenity

The proposal may be visible from the from the parkland however there is a thick screen of trees between the footpath and the boundary with the application site so it is considered that it would not have a negative impact in this respect.

Regarding no. 11 Rhigos the 4.7m gap between the proposed extension and the boundary results in there being no adverse effect in terms of loss of light or overbearing.

Further the extension would replace a conservatory that is predominantly glazed, so whilst the proposed french doors would be in the side elevation facing no. 11 the extension would not have a detrimental impact in terms of privacy or overlooking and is in accordance with Policies DM4 and DM9.

Other Issues

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

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.:

2041.G.3 - Proposed Ground Floor Plan

2041.G.4 - Proposed Elevations

2041.G.5 - Existing and Proposed Roof Plan

2041.G.6 - Location and Site Plan

As received: 10/01/2018

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. 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.