

DELEGATED APPLICATION REPORT

Address: 57 South View Avenue

Application No: 180276

Proposal: Two storey side extension and extension to rear dormer and associated alterations

Applicant: Mr Richard Walker & Prof. Grace James

Date received (valid from): 13/02/2018

Target Decision date: 10/04/2018

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a two storey semi-detached dwelling with loft conversion on the north side of South View Avenue. The application site is close to the St John's Road junction and the property has an existing rear extension as well as front and rear dormer extensions.

The surrounding area is predominantly residential and mostly consists of similar sized semi-detached properties of various designs and styles.

The application property is within Flood Zone 2 as shown at: <https://flood-map-for-planning.service.gov.uk>

2. The Proposal

A householder application for planning permission is sought for a two storey side extension and enlargement of the rear dormer. The side extension would project 1m from the existing side elevation of the property, would be 4.2m in length and set back 4.7m from the existing front elevation. It is proposed to extend the rear dormer by 1.5m to allow space for a shower room.

Following discussions with officers a window has been added at first floor level to the front elevation of the proposed side extension.

3. Consultation

Neighbours consultation:

No.s 57 and 59 South View Avenue and 27 Fairfax Close have been notified of the application and a site notice has also been displayed at the site from the 21st February 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.:

- H1362.01 - Location Plan
- H1362.02 - Existing Floor Plans
- H1362.03 - Existing Elevations
- H1362.04 - Proposed Floor Plans - superseded 5/3/18

- H1362.05 - Proposed Elevations - superseded 5/3/18
- H1362.06 - Proposed Block Plan
- H1362.07 - Proposed Site Plan

As received: 14/02/2018

- H1362.04 - Rev A - Proposed Floor Plans
- H1362.05 - Rev A - Proposed Elevations

As received: 05/03/2018

Flood Risk Assessment Version 1, as received 27/03/2018.

5. Relevant Planning History

091457- FUL - Demolition of garden store and erection of rear single storey extension - Application Permitted 21/12/2009.

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
CS35 Flooding

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

The extension of the dormer:

The dormer extension is to the rear of the property and would not be visible from the street scene along South View Avenue.

Dormers are common along both South View Avenue and Fairfax close. Also the enlargement is in keeping with the design of the existing extension and will be made with materials to match existing, it is considered to satisfactorily integrate with the visual amenity of the host dwelling and the surrounding area.

The side extension:

The side element of the proposal would be visible from the street scene along South View Avenue but being modest in size and with materials to match it is not considered to have any negative effect on the visual amenity of the host dwelling or the street scene.

Impact on neighbouring amenity

The dormer extension:

As the enlargement is to be on the opposite side of the existing dormer to no. 59 South View Avenue (that shares a party wall with the application property), there would be no adverse effects in terms of loss of light or overbearing.

Regarding no. 55 South View Avenue the proposed extension would be set back 0.2m from the existing side elevation and would not affect the generous distance to the boundary. As such it would not appear overbearing at no. 55 or result in any loss of light.

A first floor window is proposed in the side elevation. This would serve the bathroom and is marked on the plans as being fitted with obscured glass. As such it would not have a detrimental impact in terms of privacy or overlooking. A condition is however recommended that this window must be of obscure glaze and non-opening below 1.7m, as measured from the floor level of the bathroom, in order to safeguard the amenities of the neighbouring property.

The proposal accords with Policies DM4 and DM9.

The side extension:

The proposed side extension is on the west side of the application site and as such would have no impact on the amenity of no. 59.

As the extension would project only 1m from the side elevation of the original dwelling, it would reduce the distance between the existing rear extension and boundary by 0.1m and

would have an eaves at a height 0.6m below that of the existing it is considered that it would not have a detrimental impact in terms of overbearing or loss of light.

With no windows in its side elevation 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

Flooding:

Part of the application site is located within Flood Zone 3 and the application property is within Flood Zone 2. 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 (FRA) 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 27/03/2018.

CIL:

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.:

- H1362.07 - Proposed Site Plan
As received: 14/02/2018
- H1362.04 - Rev A - Proposed Floor Plans
- H1362.05 - Rev A - Proposed Elevations
As received: 05/03/2018

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

4. The development hereby approved shall only be undertaken in accordance with the document 'Flood Risk Assessment for 57 South View Avenue, Caversham, RG4 5AJ', which was received by the Local Planning Authority of 27th March 2018.

Reason: In order to comply with good practice building for flood resilience/safety in the flood zones in accord with Policy CS35.

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) the proposed second floor bathroom window shall be *non-opening and glazed with obscure glass* on parts below 1.7m as a minimum when measured from the floor level of the respective rooms, before occupation of that room, and shall be permanently maintained thereafter as non-opening and obscure glazed.

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.
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 obligation and requirements of the Party Wall Act (1996) details of which can be found at: www.communities.gov.uk/publications/planningandbuilding/partywall