

DELEGATED APPLICATION REPORT

Address: 2 Merthyr Vale

Application No: 180582 / HOU

Proposal: Single storey rear extension

Applicant: Mr V Kahn

Date received (valid from): 05/04/2018

Target Decision date: 31/05/2018

Agreed Extension of Time: 27/08/2018

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a two storey detached dwelling on the west side of Merthyr Vale. The application property has a detached double garage, existing rear conservatory and decked area. There is a drop in ground levels to the west and south of the site and an increase level to the north and east. The application site has a rear amenity area approximately 30m wide and 15m deep.

The surrounding area is predominantly residential and characterised by large detached houses of varying scale and design. There is an area of woodland to the south and west of the application site.

The application building is not listed, nor is it within a conservation area.

2. The Proposal

A householder planning permission is sought for a single storey rear extension and garage conversion. It is proposed that the existing conservatory and decking is removed and a single storey rear extension erected. The extension would largely follow the footprint of the existing conservatory however would also include a link to the garage and an extension where the decking is currently located. It is also proposed to extend 2.4m to the rear of the garage to form a playroom.

3. Consultation

Neighbours consultation:

No.4 Merthyr Vale has been notified of the application and a site notice has also been displayed at the site from the 11th April 2018.

No responses have been received.

Transport

The RBC Transport Development Control Advisor provided the following comments:

The application consists of the loss of the existing garage to provide storage and additional ancillary accommodation to the main dwelling. Submitted plans illustrate off road parking for a minimum of 2 cars on an area of hard standing in front of the existing garage; this is in accordance with the Council's current standards and is therefore deemed acceptable.

There are no Transport objections to this application.

4. Plans and Documents Considered

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

Drawing Title:

- Existing First Floor & Roof Plan
- Existing Site Plan
- Existing First Floor & Roof Plan
- Proposed Ground Floor Plan
- Proposed Elevation Perspectives
- Proposed Front Elevation - Street Scene
- Proposed First Floor & Roof Plan
- Proposed Block Plan
- Existing Garage Layout/Existing Section A.A/Proposed Garage Layout/Proposed Section A.A
- Location plan
- Design and Access Statement

As received: 05/04/2018

- Proposed Site Plan

As received: 08/06/2018

- As Built Information: Existing and Working Proposal

As received: 18/07/2018

- Elevation Rear - Existing and Working Proposal

As received: 16/08/2018

5. Relevant Planning History

020265 - FUL - Ground floor rear conservatory - Application Permitted

970447 - FUL- Construction of access road and 7 houses and detached garages - Application Reused

930538 - FUL - Construction of access road and 7 houses and detached garages - Permitted subject to legal agreement

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 development would be to the rear of the application property only the link element between the main house and detached garage would be visible from the street scene along Merthyr Vale. Given that the existing built form and that the link would

be single storey, the proposal is not considered significantly out of character with, or harmful to, the street scene.

A brick built single storey extension is proposed in place of the existing conservatory. As this extension would be single storey and within the footprint of the existing dwelling it is considered in keeping with the scale and proportions of the host dwelling.

An additional extension is proposed alongside the existing conservatory. This extension would project 3.2m from the rear elevation of the dining room and have a width of 3.5m. This is less than the 4m suggested as normally permissible in the SPG - A Design Guide to House Extensions and due to the relatively modest dimensions is considered to respect the main house in terms of scale.

An extension to form a sunroom is proposed to the rear of the existing garage. This would project 2.4m from the existing rear elevation of the garage and would have a width of 5.6m. This is less than the 4m suggested as normally permissible in the SPG - A Design Guide to House Extensions and due to the relatively modest dimensions is considered to respect the main house in terms of scale.

Considering the proposal in its entirety, giving regard to the cumulative impact of all the elements of the proposed development, the scale of the house and garden combined with the open and spacious character of the area; allow for an extension of this scale to be considered to respect the host dwelling and character and pattern of the surrounding area in terms of scale.

The proposal would be made with materials to match existing and 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 Policies CS7, DM9 and DM10.

Impact on neighbouring amenity

The neighbouring property potentially affected by the proposed development is no.4 Merthyr Vale. As the garage is positioned between the main house and no.4 the proposed works to the main house would not affect no.4. The development to the garage includes adding two dormer windows to facilitate the addition of a first floor bedroom, converting the ground floor to a habitable use and the addition of a rear extension that would project 2.4m from the existing rear elevation and have a width of 5.6m.

With regards to no.4, the garage would retain the existing 0.2m gap to the boundary. The change in ground levels results in the application property being higher than no.4. It is considered that, on balance, as the increase in built form along the boundary is relatively

modest, with the proposed extension projecting 2.4m from the existing rear elevation, and that the application site is to the north of no.4; the proposal would not result in a significant overbearing impact or loss of light.

There are no south side facing windows proposed, however, two rear facing dormer windows are proposed at first floor level and glazed doors are proposed at ground floor level. The plots are orientated such that the garage and no.4 are not aligned, resulting with the proposed rear facing dormer windows being angled away from no.4. As such the proposal is not considered to have a significant adverse effect on the amenity of no.4 in terms of overlooking or privacy.

The proposal accords with Policy DM4.

Other Issues

Community Infrastructure Levy

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

Transport

The application consists of the loss of the existing garage to provide storage and additional ancillary accommodation to the main dwelling. Submitted plans illustrate off road parking for a minimum of 2 cars on an area of hard standing in front of the existing garage; this is in accordance with the Councils current standards and is therefore deemed acceptable.

Ancillary use

Given the nature of the proposed garage conversion, with it having a separate access not through the main house and having scope for external facilities to be easily created, it is considered necessary to include a condition stating that the converted garage shall not be occupied at any time other than for purposes ancillary to the use of the principle dwelling.

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 Title:

- Proposed Ground Floor Plan
- Proposed Elevation Perspectives
- Proposed Front Elevation - Street Scene
- Proposed First Floor & Roof Plan
- Proposed Block Plan
- Existing Garage Layout/Existing Section A.A/Proposed Garage Layout/Proposed Section A.A
- Location plan
- Design and Access Statement

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

4. The extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the use of the principal dwelling, 2 Merthyr Vale, Emmer Green, Reading, RG4 8QQ, as a dwellinghouse.

Reason: To accord with the terms of the application, and to ensure that separate occupation of the extension would not detract from the amenities or living conditions of neighbouring residential properties (or the character of the locality) in accordance with Policies DM9 and 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.