

DELEGATED APPLICATION REPORT

Address: 312 Henley Road

Application No: 180778 / HOU

Proposal: Addition of a rear conservatory

Applicant: Mr Raj Edwin

Date received (valid from): 11/05/2018

Target Decision date: 06/07/2018

Agreed Extension of Time: 18/07/2018

Case officer: Tom French

1. Site description and Surrounding Area

The application property is two storey, semi-detached property on the north side of the part of Henley Road which is separated from the main highway by a large verge and trees. The property is on a sloping site which slopes up from the road and continues to slope upwards behind the property. The existing property has a driveway to the front, two storey bow windows to the front and a hipped roof. The application property has, at the time of the site visit, a partially built part two storey part single storey rear and side extension and an existing front porch.

The surrounding area is predominantly residential, with the properties here being a mix of semi-detached and detached properties of a variety of styles. The application property forms part of one of four neighbouring sets of semi-detached pairs of a similar design.

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

2. The Proposal

A householder planning permission is sought for a single storey rear conservatory. The proposal would project 3m from the existing rear elevation have a width of 3.2m. A glazed hipped roof is proposed with a maximum height of 3.2m and an eaves height of 2.5m.

3. Consultation

Neighbours consultation:

No.s 310 and 314 Henley Road and 9 Maytree Walk have been notified of the application by letter. The applicant has specified that a site notice was displayed from 22nd May. No responses have been received.

4. Plans and Documents Considered

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

Location Plan

As received: 10/05/2018

A3 - Proposed Elevations (Proposed left elevation only)
As received: 10/07/2018

A1 - Existing Elevations
A2 - Existing Ground Floor Plan
A3 - Proposed Elevations
A4 - Proposed Ground Floor and Block Plan
As received: 16/07/2018

5. Relevant Planning History

160809 - HOU - Proposal for a single storey side and rear extension, a double storey side and rear extension and a front porch extension to an existing semi-detached property - 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

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 Henley Road. The conservatory would be single storey, project 3m from the existing rear elevation with a width of 3.7m. The proposal would set of the boundary with no.310 by 0.1m and leave a 4.7m gap to the boundary with no.314. Given that the application property and no.310 form a semi-detached pair, the proposal is considered to follow the character and pattern of the surrounding area.

The proposal would result in an extension 7.3m deep when measured from the rear elevation of the original dwelling. The Supplementary Planning Guidance - A Design Guide to House Extensions states that rear extension that are longer than 4m when measured from the back of the original house will not normally be acceptable. Taking into account the scale of the host dwelling, the size of the rear amenity space, the possibilities permissible under the General Permitted Development Order 2015 (as amended - which would allow a 6m extension until 30th May 2019), the change in land levels between the host and neighbouring property (the host property is set lower than the neighbour), the boundary treatment fence (1.8m high taken from the land level of the neighbour) and the modest height of the proposed extension over the boundary fence, an exception is considered reasonable in this instance. Further, as the external materials proposed would match the exiting, the proposed conservatory 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 properties potentially affected by the proposal are no.310 and no.314 Henley Road, located to the south west and north east of the application site respectively.

Regarding no.310, the adjoining neighbour, the proposal would be set off the common boundary by 0.1m and have an eaves height of 2.5m. Officers relayed to the agent and applicant concerns relating to the cumulative impact on the neighbouring amenity of the current proposal in combination with the permission granted 11/07/2016 (application number 160809 - see Relevant Planning History). The proposal would result in an extension projecting 7.3m from the rear elevation of the original house in close proximity to the boundary with neighbouring no.310. The applicant was asked to explore repositioning the extension away from the boundary. The applicant was unwilling to accommodate this and instead, to further assist the determination of the application additional elevation diagrams illustrating the existing/proposed boundary treatment (Drawing No.A3 - received 16/07/2018) were submitted.

It is considered, on balance, that given the relatively modest scale of the proposal, that the conservatory would be single storey and that the impact would be lessened by the change in ground levels across the site; the proposed extension would not have a sufficiently significant detrimental impact upon no.310 in terms of visual dominance, overbearing or loss of light to warrant a sustainable reason for refusal of the application (should the proposal be tested at appeal). The minimal height of the extension above the boundary fence and the nature of the roof sloping away from the boundary means that the level of harm to the neighbour, over and above that already permitted, is not considered sufficient to resist the proposals.

Further the proposal would be single storey with no windows in the side elevation facing no.310. As such it is not considered that the proposed development would have a significant adverse effect in terms of privacy or overlooking.

With relation to no.314, the proposal would be set off the boundary by 4.7m. Combining this with the existing garage at no.314 being between the proposed development and the main house, and the proposal is not considered to have a significant detrimental impact in terms of loss of light or overbearing.

Whilst the side elevation facing no.314 would be mostly glazed, the separation distance and location of the garage at no.314 mean that the proposal would not result in any adverse effects in terms of privacy or overlooking.

Other Issues - Community Infrastructure Levy - 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:

A3 - Proposed Elevations (Proposed left elevation only)
As received: 10/07/2018

A3 - Proposed Elevations
A4 - Proposed Ground Floor and Block Plan
As received: 16/07/2018

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

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.