

DELEGATED APPLICATION REPORT

Address: 47 Conisboro Avenue

Application No: 181087 / HOU

Proposal: Side and rear extension with internal alterations

Applicant: Ms Janine Chard

Date received (valid from): 20/06/2018

Target Decision date: 15/08/2018

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a two storey semi-detached dwelling on the west side of Conisboro Avenue. The application property includes a single storey mono-pitched roof front extension and a single storey rear extension that has a large pavilion style roof. The application site includes a rear amenity space approximately 25m deep and 12m wide.

The surrounding area is predominantly residential with a mix of large detached and semi-detached properties of varying design and architectural styling.

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

2. The Proposal

A householder planning permission is sought for a part two storey, part single storey rear and side extension. It is also proposed to demolish the existing front extension and erect a porch.

A first floor side extension is proposed above the existing garage that would be set back from the front elevation of the house by 2m and set down from the existing ridgeline of the main roof by 1m.

It is proposed to demolish the existing rear extension and erect a part two storey part single storey extension. The two story element would project 4m from the original rear elevation of the house and the single storey element would project 4m beyond that. The proposed rear extension would have a width of 4.3m and would have the same footprint as the existing rear extension.

The front extension would be demolished and a porch projecting 1.6m with a width of 2.4m would be erected.

3. Consultation

Neighbours consultation:

No.s 45 and 47a Conisboro Avenue and 33 and 35 Carlton Road have been notified of the application and a site notice has also been displayed at the site from the 26th June 2018. No responses have been received.

Transport consultation:

The RBC Transport Development Control Advisor provided the following comments:

In accordance with the Councils current adopted standards the recommended dimension for a single garage are 7m long and 3m wide. Whilst the length of the garage conforms

the width does not and is in fact less than the original garage. It is noted that a second parking space is provided at the front of the garage; however revised plans are required illustrating dimensions for the garage in line with the current standards.

4. Plans and Documents Considered

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

Drawing No.:

- 18033-SU-001 - Existing Site Plan (block plan)
- 18033-SU-002 - Existing Floor Plans
- 18033-SU-003 - Existing Floor Plans
- 18033-SU-004 - Existing Floor Plans
- 18033-SU-005 - Existing Elevations
- 18033-SU-006 - Existing Elevations & Typical Sections
- 18033-LO-001 - Location Plan
- 18033-DD-001 - Proposed Site Plan (block plan)
- 18033-DD-002 - Proposed Floor Plans
- 18033-DD-003 - Proposed Floor Plans
- 18033-DD-004 - Proposed Floor Plans
- 18033-DD-005 - Proposed Elevations

As received: 20/06/2018

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).

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

The proposed porch and first floor side extension, whilst visible, are not considered significantly harmful to the street scene along Conisboro Avenue.

The proposed porch would replace the existing front extension and would be similar in design and scale to that at the adjoining neighbour, no.45. As such the porch is considered to respect the character and pattern of the surrounding area and host dwelling.

The side extension would be erected within the footprint of the existing garage and would have a gabled roof, set down from the main ridgeline by 1m, to match the existing. The first floor side extension would also be set back from the existing front elevation of the garage by 0.7m. The result is an extension that would appear subservient, and is in proportion with the original house and neighbouring properties.

The proposed rear extension would follow the pattern of the existing extension at neighbouring no.45. With a projecting gable roof form for both the single storey and two storey elements, the proposed rear extension is considered to relate better to the original house and the surrounding area than the existing rear extension.

Made with materials to match existing and roof forms sympathetic to the character of the host dwelling; the proposed development is considered to integrate satisfactorily with the character of the original house 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 two properties potentially affected by the proposed development are no.s 45 and 47a Conisboro Avenue, located to the south and north of the application site respectively.

The proposed porch would project 1.6m from the original front elevation of the application property. Given that the proposed porch is significantly smaller in scale than the existing front extension, and the large separation distances to the neighbouring properties, the proposed porch is not considered to have any detrimental impact on neighbouring amenity.

The proposed first floor side extension is to the north of the application property and therefore would not affect the amenity of no.45. With regards to no.47a, the proposal would retain the existing 0.7m gap to the common boundary and the detached garage at no.47a is between the extension and any habitable rooms. The first floor side extension is not considered to have a significant detrimental impact upon no.47a in terms of loss of light or overbearing. Further there are no windows proposed in the side elevation and so the extension would not be significantly harmful in terms of loss of privacy or overlooking.

The proposed rear extension would follow the form and be of similar scale to the existing extension at no.45 (granted application number: 100395). As such the proposed two storey element would not project beyond the existing two storey extension at no.45 and the proposed single storey element would not project beyond the existing rear elevation of no.45. It is therefore considered that the proposal would not appear visually dominant or result in a significant loss of light to the current or future occupiers of no.45. Further, there are no windows proposed in the south side elevation of the extension. As such it is considered that the proposal would not have any significant adverse impact in terms of privacy or overlooking.

With respect to no.47a, the proposed rear extension would be set off the common boundary by 7.3m. Combining this with the significant natural screening and the house at no.47a being set approximately 6m off the common boundary; it is considered that the proposal would not result in a significant overbearing impact or loss of light.

Whilst two first floor side facing windows and two sets of glazed doors are proposed in the north side elevation of the rear extension, the aforementioned separation distance and natural screening are considered sufficient to prevent a significant adverse impact in terms of privacy or overlooking.

The proposal accords with Policy DM4.

Other Issues

Community Infrastructure Levy

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

Transport

Whilst the proposed garage would not conform to the council's current standard, it is considered that the front driveway of the application site is of a size to provide the required two off road parking spaces, in line with the SPD.

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.:

- 18033-LO-001 - Location Plan
- 18033-DD-001 - Proposed Site Plan (block plan)
- 18033-DD-002 - Proposed Floor Plans
- 18033-DD-003 - Proposed Floor Plans
- 18033-DD-004 - Proposed Floor Plans
- 18033-DD-005 - Proposed Elevations

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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.