

DELEGATED APPLICATION REPORT

Address: 22 Mayfield Drive

Application No: 180886

Proposal: Single storey rear extension.

Applicant: Mr Tristan Piercey

Date received (valid from): 29/05/2018

Target Decision date: 24/07/2018

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a two storey semi-detached dwelling on the east side of Mayfield Drive. The application site has a front drive that provides off road parking, has a rear amenity space approximately 18m deep and 7m wide.

The surrounding area is predominantly residential and consists of semi-detached dwellings of a similar scale and design to the application property.

The application property is not listed, nor is it located within a conservation area. The application site is partially located within an air quality management area.

2. The Proposal

A householder planning permission is sought for a single storey rear extension. The extension would project 3m from the existing rear elevation with a mono-pitch roof. The proposed extension would have a width of 5.9m, an eaves height of 2.5m and a maximum height of 3.4m.

Three windows and a set of glazed doors are proposed in the rear elevation of the extension. Two roof lights are also proposed.

3. Consultation

Neighbours consultation:

No.s 20 and 24 Mayfield Drive have been notified of the application and a site notice has also been displayed at the site from the 7th June 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.:

- PIERCEY-0418-01 - Proposed Ground Floor Plan
- PIERCEY-0418-02 - Proposed Elevations
- PIERCEY-0418-03 - Existing Plans and Elevations
- PIERCEY-0418-04 - Section A-A
- PIERCEY-0418-05 - Block and Location Plans

As received: 29/05/2018

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

As the proposal is to the rear of the property, it would not be highly visible from the street scene along Mayfield Drive. The proposal would be single storey and project 3m from the existing rear elevation. The proposal would retain the existing 1m gap to the

boundary with no.20 and would be set off the boundary with no.24 by 0.1m. Considering the application property and no.24 are two halves of a semi-detached pair, the proximity of the extension to the common boundary is considered in keeping with the character and pattern of the surrounding area and street as a whole.

The proposed extension would project a 3m beyond the existing rear elevation, less than the 4m that the SPD suggests is normally permissible, with materials to match the original house and mono-pitch roof form; 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 affect by the proposal are no.s 20 and 24 Mayfield Drive, located to the south and north respectively.

No.20 is to the south of the application site and the proposed extension would be single storey, set back 1m from the boundary and would not project beyond the existing single storey rear extension at no.20 (granted 07/03/2003, application number 030555). As such it is not considered that the proposal would have any significantly detrimental impact upon no.20 in terms of loss of light or overbearing.

The extension would be set off the boundary with no.24 by 0.1m and would project a modest 0.6m beyond the rear elevation of the existing extension at no.24. Whilst the proposed extension would be to the south of no.24, it is considered that due to the proposal being for a single storey extension and the extent of the existing extension at no.24, the proposal would not result in a significant reduction of light or overbearing impact.

The proposal is for a single storey extension with no side facing windows. As such it is considered that it would not result in a significant detrimental impact in terms of privacy or overlooking and is in accord with Policies DM4 and DM9.

Other Issues

Community Infrastructure Levy (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.:

- PIERCEY-0418-01 - Proposed Ground Floor Plan
- PIERCEY-0418-02 - Proposed Elevations
- PIERCEY-0418-04 - Section A-A
- PIERCEY-0418-05 - Block and Location Plans

As received: 29/05/2018

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