

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 181798/HOU

Address: 40 Harrogate Road

Applicant: Mrs Sarah Govan

Proposal: Erection of single storey rear extension

Case officer: Connie Davis

Site Description and Surrounding Area:

The application site is a Victorian semi-detached property on the northern side of Harrogate Road. It has a staggered front and rear elevation, with the staggered rear elevation infilled with a conservatory. The surrounding area is predominantly residential.

Proposal:

The proposal comprises a single storey rear extension to provide an enhanced kitchen/ dining space, a utility room and a shower room. This will replace an existing conservatory. The proposed extension will have a pitched roof and will be installed with 5 roof lights. It will project 4.5m from the rear of the property, have an eaves height of 2.4m and will measure 6.2m in width (the entire width of the property). Bi-folding doors are to be installed which will project on to the rear garden.

Plans Considered:

Drawing No. AP110-10-010 - General Arrangement Site Layout

Drawing No. AP110-10-011 - General Arrangement Block Plan

Drawing No. AP110-10-020 - General Arrangement Proposed Roof Plan

Drawing No. AP110-10-016 - General Arrangement Proposed Rear & Side Elevations

Drawing No. AP110-10-013 - General Arrangement Existing Elevations

Drawing No. AP110-10-015 - General Arrangement Proposed Floor Plan & Section

Drawing No. AP110-10-012 - General Arrangement Existing Floor Plans

Received: 17th October 2018.

Relevant Planning History:

Application site:

030431 - Erection of a single storey rear conservatory - Application Permitted

Nearby properties: No. 42 Harrogate Rd

181887 - Erection of a single-storey rear extension. Current application under consideration.

Consultation Responses:

The following addresses were consulted via letter on 12th October 2018:

16 Woburn Close, Caversham

38 Harrogate Road, Caversham

42 Harrogate Road, Caversham

A site notice was displayed at the property from 23rd October, expiring on 13th November 2018. No responses were received from members of the public.

No internal consultees were consulted.

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.

Relevant Planning Policy and 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. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'.

The following local and national planning policy and guidance is relevant to this application:

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)

Supplementary Planning Guidance - A Design Guide to House Extensions (2003)

Appraisal Checklist

DM9 states: An extension to a house will be acceptable where it:

- A. Respects the character of the house in terms of scale, location, materials and design;

To assess this, the following has been considered - would the proposal:

- detract from the appearance of the original building through the use of ill-matching materials and by not fitting in with the design, scale and proportions of the original building; **NO, all materials are to match the existing property**
- reduce the amount of usable amenity space for the property to an unacceptable degree; **NO**
- require the loss of trees in the garden or put significant trees at risk; **NO**

- B. Respects the character and pattern of neighbouring properties and the street as a whole in terms of scale, location, materials and design, and any important existing building line; Respects neighbour's amenities and does not present a large blank façade to public areas.

To assess this, the following has been considered - would the proposal:

- significantly reduce the amount of daylight and sunlight enjoyed by neighbouring properties; **NO**
- invade the privacy of neighbouring properties through overlooking from windows or balconies; **NO**,
- detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **NO**
- detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **NO, the proposal will not be visible from the street**

Although the depth of the rear extension is greater than that typically permissible under the SPD, due to the rear garden of being sufficient depth (around 22m), it is considered that there would still be sufficient amenity space remaining on site and therefore the depth extension is considered acceptable in this specific instance. The proposed dimensions of the extension are also not considered harmful to neighbouring properties (as discussed below).

It should be noted that, although separate applications, the adjoining neighbour (no. 42 Harrogate Road) has also submitted an almost identical planning application and proposal (difference in the position of windows and bifolding doors-however all dimensions of the extensions themselves are identical). Although it is acknowledged the proposals of both no. 40 and 42 have been submitted in simultaneously intentionally, the applications at both properties have been assessed on their own merits to determine if they would be acceptable independently.

It has been considered that this application would not cause detrimental impact to the living environment of no. 42 Harrogate Road, should the neighbouring application not materialise and the adjoining rear extension not be built. Therefore it was concluded that a Section 106 Agreement was not required between the occupants of no. 40 and 42 Harrogate Road.

The proposal is also not considered to significantly harm the living environment of no. 38 Harrogate Road due to its single storey nature and the fact that the existing gap between the host dwelling and the boundary fence is not to be altered as a result of the proposed extension. The proposed pitched roof on the extension will also allow sunlight to still reach no. 38 (although the rear of the properties are north facing and therefore do not receive high levels of sunlight).

Based on the above, it is considered that the proposed rear extension would comply with Policy DM4: Safeguarding Amenity.

CONCLUSION

The proposed development would not be harmful to the character or appearance of the site or its surroundings and would not have a detrimental impact on the original building or neighbouring properties. As such the proposed works are considered to be in accordance with CS7 (Design and the Public Realm) of the Reading Borough Local Development Framework Core Strategy (2008), DM4:

Safeguarding Amenity and DM9: House Extensions and Ancillary Accommodation of the Sites and Detailed Policies Document (Oct 2012) and the Councils Supplementary Planning Guidance A Design Guide to House Extensions (2003).

RECOMMENDATION: GRANT PERMISSION

Conditions

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing No. AP110-10-010 - General Arrangement Site Layout

Drawing No. AP110-10-011 - General Arrangement Block Plan

Drawing No. AP110-10-020 - General Arrangement Proposed Roof Plan

Drawing No. AP110-10-016 - General Arrangement Proposed Rear & Side Elevations

Drawing No. AP110-10-015 - General Arrangement Proposed Floor Plan & Section

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

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