

DELEGATED APPLICATION REPORT

Address: 5 Ilkley Road

Application No: 180915 / HOU

Proposal: Single storey side and rear extension

Applicant: Mr & Mrs C Hutchins

Date received (valid from): 01/06/2018

Target Decision date: 27/07/2018

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a two storey detached dwelling on the east side of Ilkley Road. The application property has prominent front and rear gables and an existing single storey, flat roof, rear extension. The application site includes a rear amenity space approximately 21m deep and 15m wide that contains a single storey outbuilding.

The surrounding area is predominantly residential with a mix of detached and semi-detached dwelling of varying scale and design.

The application building is not listed, or situated in a conservation area. The site is located within an air quality management area.

2. The Proposal

Householder planning permission is sought for a single storey rear and single storey side extensions.

A single storey extension is proposed to the rear of the existing lounge, alongside the existing flat roof rear projection. The extension would project 8m beyond the rear elevation of the existing lounge with a width of 5.4m. The flat roof of the existing rear extension would be changed to a gabled roof and the proposed rear extension would also have a projecting gable (rooflights are proposed on both inward facing elevations of the pitched roof elements).

The proposed side extension would project 1.6m and would wrap around the side and rear of the existing dining room with a lean-to style roof.

The existing outbuilding would be demolished. Four roof lights are proposed in the south side elevation and one in the rear elevation.

3. Consultation

Neighbours consultation:

No.s 3 and 5 Ilkley Road and 37 and 39 Matlock Road have been notified of the application. No responses have been received.

4. Plans and Documents Considered

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

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- HIR/18/1 - Proposals

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5. Relevant Planning History

180584 - HPA - Rear extension measuring 8 metres in depth, with a maximum height of 4 metres, and 2.5 metres in height to eaves level. Notification of the construction of an extension under class A Part 1 of Schedule 2 of Town and Country Planning (General Permitted Development)(England) Order 2015 - Application Refused

180586 - CLP - Certificate of lawfulness for proposed side and rear extension - Application Withdrawn prior to being registered.

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)

9. Appraisal

Design, impact on the host dwelling, character of the area and street scene

Whilst acknowledging the proposals represent somewhat extensive additions to the property, considering the scale of the host building and the built form of the existing rear extension, the proposed development would not be significantly out of character with host dwelling or surrounding area.

The proposed extensions would be single storey and made with materials to match the existing (as confirmed on the application form). The proposed projecting gables are considered to integrate satisfactorily with the host dwelling. Regarding the existing rear projection the proposed pitched roof is considered to integrate better with the host dwelling than the existing flat roof. As such the proposal would respect the character and pattern of the neighbouring properties of the house, the neighbouring properties and the street as a whole.

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.3 and no.7 Ilkley Road, located to the north and south of the application site respectively.

Regarding no.3, the proposal would be single storey with an eaves height of 2.6m. As a result of the corner nature of the site, the extension would be angled away from the boundary with no.3 and a minimum gap of 1m would be retained with the boundary. As such it is considered that the extension, although acknowledged to be a substantial 8m in depth, would not have a significant adverse impact upon no.3 in terms of loss of light or be overbearing / loss of outlook. The proposal is for a single storey extension with no windows proposed in the north side elevation. As such the proposal would not have any detrimental impact upon the amenity of no.3 in terms of privacy or overlooking.

With relation to no.7, the proposed extension at this part of the site would retain a minimum gap of 1m to the common boundary. The proposal would be single storey with an eaves height of 2.6m and would project a modest 1.6m from the existing south side elevation. The proposal also includes the removal of the existing outbuilding, which currently abuts the boundary with no.7. Combining the above, it is considered that the proposed development would not be significantly harmful to no.7 in terms of loss of light or overbearing impact.

Four roof lights are proposed in the southern side extension; however these would be in the place of two side facing windows. As such it is not considered that proposal would have a detrimental impact upon no.7 in terms of privacy or overlooking.

The proposal is considered to accord with Policies DM4 and DM9.

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 with Policy CS7 of the Core Strategy 2008 (Altered 2015) and 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:

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As received: 01/06/2018

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.