

DELEGATED APPLICATION REPORT

Address: 408 Gosbrook Road, Reading
Application No: 180115
Proposal: Single story rear extension
Applicant: Mr Marvin Browne
Date received (valid from): 18/01/2018
Target Decision date: 15/03/2018
Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a semi-detached two storey single dwellinghouse located on the north side of Gosbrook Road. The site is in the middle of a row of three semi-detached pairs that lie on Gosbrook Road between Star Road and Briants Avenue, opposite Forge Close. The surrounding area is predominantly residential in nature although there is some industry on nearby Send Road.

The application site is within Flood Zone 3 as shown at: <https://flood-map-for-planning.service.gov.uk/summary/472327/174567> .

2. The Proposal

A householder application for planning permission is sought for a single storey rear extension. Initially it was proposed that the extension would be 3.5m in depth and 5.62m wide with a 15° pitched roof containing two rear facing skylights. This was revised during the course of the application (at the request of the applicant) to 4m in depth with a hipped roof and an eaves height of 2.9m. Internally it will facilitate the creation of a kitchen/dining area at the back of the property. This will allow the existing kitchen to be turned into a bathroom and utilities cupboard. No windows are proposed on either side elevation.

3. Consultation

Neighbours consultation:

Neighbour letters were sent on 29/01/2018. A site notice was erected by the applicant on 29/01/2018. No responses have been received.

Following an amendment to the submitted plans a further consultation was undertaken and neighbour letters were sent on 28/02/2018 (seeking comments by 14/03/18) . 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.:

- BROWNE-TD-17-249-P3 - Proposed Elevations - superseded 21/2/18
- BROWNE-TD-17-249-E2 - Existing Elevations
- BROWNE-TD-17-249-P2 - Proposed Roof Plan - superseded 16/2/18
- BROWNE-TD-17-249-P1 - Proposed Ground Floor - superseded 16/2/18
- BROWNE-TD-17-249-E1 - Existing Ground Floor
- BROWNE-TD-17-249-P4 - Sections - superseded 16/2/18
- BROWNE-M-TD-116-249-SB - Site & Location Plan - superseded 21/2/18

As received: 22/01/2018

- BROWNE-TD-17-249-P1-2 - Proposed Ground Floor Plan
- BROWNE-TD-17-249-P2-2 - Proposed Roof Plan

As received: 16/02/2018

- Flood Risk Assessment

As received: 19/02/2018

- BROWNE-TD-17-249-P3-2 - Proposed Elevations

As received: 21/02/2018

- BROWNE-M-TD-17-249-SB - Site & Location Plan

As received: 22/02/2018

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 proposed extension is to the rear of the property the proposal would not be visible from the street-scene along Gosbrook Road. Being set 2.1m back from the boundary with 406 Gosbrook Road the extension would retain the existing spaciousness to the boundary and would not appear unduly cramped. The proposal would be built close to the boundary with 410 Gosbrook Road but given that they are both halves of a semi-detached pair, and that no. 410 has an existing rear extension, this is in keeping with the character of the host dwelling and pair.

The proposed extension would be in proportion with the size of the existing dwelling and made with materials to match. Therefore it is considered to integrate satisfactorily with the character of the host dwelling and visual amenity of the surrounding area.

The host dwelling would retain 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

No. 410 has an existing extension that protrudes from the rear elevation a comparable amount to the proposed extension at the application site. Combining this with the 2.1m gap to the boundary with no. 406 and that the proposed extension is single storey it is considered that the proposal would not appear overbearing or result in loss of light.

Further, the proposal is for a single storey extension which with no windows in the side elevation and so it is considered that the proposal would not have a detrimental impact in terms of privacy or overlooking and is in accord with Policies DM4 and DM9.

Other Issues

Flooding:

The site is located within Flood Zone 3. The plans submitted as part of the application indicate that the floor levels of the proposed development would be set at the height of the property. Further flood proofing measures are described in the flood risk assessment (FRA) that was submitted alongside this application. It is not considered that the proposal would result in a significantly increased risk of flooding and complies with Policy CS35. A condition is recommended that states that development shall only be undertaken in accord with the FRA as received by the LPA on 19/02/2018.

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.:

- BROWNE-TD-17-249-P1-2 - Proposed Ground Floor Plan
- BROWNE-TD-17-249-P2-2 - Proposed Roof Plan

As received: 16/02/2018

- BROWNE-TD-17-249-P3-2 - Proposed Elevations

As received: 21/02/2018

- BROWNE-M-TD-17-249-SB - Site & Location Plan

As received: 22/02/2018

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

4. The development hereby approved shall only be undertaken in accordance with the document, 'Flood Risk Assessment for 408 Gosbrook Road Caversham Reading RG4 8EG', which was received by the Local Planning Authority on 19th February 2018.

Reason: in order to comply with good practice building for flood resilience/safety in the flood zone. Policies: CS35

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://www.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: <http://www.communities.gov.uk/publications/planningandbuilding/partywall>