

DELEGATED APPLICATION REPORT

Address: 1 Felix Cottages, Kiln Road

Application No: 181052 / HOU

Proposal: Single storey rear extension (retrospective)

Applicant: Mr & Mrs Pankhurst

Date received (valid from): 18/06/2018

Target Decision date: 13/08/2018

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a two storey semi-detached dwelling on the north side of Kiln Road. The application property includes the single storey rear extension that is the subject of this planning application. The application site has off road parking to the front and a private amenity area to the rear.

The surrounding area to the south and west is predominantly residential with detached properties of varying scale and design. To the north and east the surrounding area is predominantly agricultural.

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

2. The Proposal

A retrospective householder planning permission is sought for a single storey rear extension 4.1m deep and 6.5m wide. The extension has a flat roof 3.2m high and projecting black fascia 0.6m high. The extension includes a set of glazed bi-fold doors in the south side elevation and rear elevation, a window in the rear elevation and a roof lantern.

The glazed bi-fold door in the side elevation of the study has been infilled and a window has been inserted.

3. Consultation

Neighbours consultation:

2 Felix Cottages, Kiln Road and 4 Kiln Cottages, Kiln Road have been notified of the application and a site notice has also been displayed at the site from the 18th 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.:

- 1949/SV/01 - Survey Plans
- 1949/BR2/100 Rev. F - Scheme Proposals Plans
- 1949/BR2/101 Rev. F - Scheme Proposals Sections / Elevations

As received: 18/06/2018

5. Relevant Planning History

150015 - FUL - Erection of a five bedroom detached dwelling on land adjacent to no.1 Felix Cottages and a single storey rear extension to no.1 Felix Cottages - Application Returned

152039 - FUL - Erection of a five bedroom detached dwelling on land adjacent to no.1 Felix Cottages and a single storey rear extension to no.1 Felix Cottages (resubmission of 150015) - Permitted subject to a Legal Agreement

170404 - HPA - Rear extension measuring 4.12m in depth, with a maximum height of 3.84m, and 2.7m in height to eaves level. Notification of the construction of an extension under class A Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 - Prior Approval Not Required

170770 - VAR - Erection of a five bedroom detached dwelling on land adjacent to No. 1 Felix Cottages and a single storey rear extension to No. 1 Felix Cottages without complying with conditions 2 and 17 of planning permission ref. 152039 to allow re-positioning of a two storey rear projection to the proposed dwelling, an additional rear dormer roof extension and to allow occupation of the new dwelling without construction of the single storey rear extension to no. 1 Felix Cottages - Permitted subject to Legal Agreement

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 extension is to the rear of the application property it is not visible from the street scene along Kiln Road. The extension retains a significant separation distance to the southern boundary and located in the large rear garden does not appear unduly cramped. The extension abuts the boundary with 2 Felix Cottages, however given the extension at no.2 and that no.2 and the application property form a semi-detached pair, it is considered that the extension respects the character and pattern of the surrounding area.

The extension projects 4.1m beyond the rear elevation of the original house and is full width at 6.5m wide. Made with materials to match existing and a flat roof, it is considered to integrate satisfactorily with the visual amenity of the surrounding area.

Whilst the large projecting fascia boards are not typical of the area and do not relate to particularly well to the host dwelling, they are to the rear of the property and are not significantly harmful to the character of the host dwelling to warrant the refusal of the application on this basis, in this specific instance.

The infilling of the door in the side elevation of the study and inserting a window is considered to be relatively minor alterations that do not significantly affect the character of the host dwelling or surrounding area.

The host dwelling retains 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 development accords with Policies CS7, DM9 and DM10.

Impact on neighbouring amenity

The neighbouring properties potentially affected by proposal are 2 Felix Cottages and 4 Kiln Cottages, located to the north east and south west respectively.

Regarding 4 Kiln Cottages, there is a separation distance of over 20m from the development and any habitable rooms at no.4. Combining the significant gapping and that the extension is single storey, it is considered that the development does not have any adverse impact on the amenity of no.4.

With respect to the adjoining neighbour, no.2, the extension does not project beyond the existing extension at no.2, nor does it exceed the maximum height of the rear extension at no.2. As such it is not thought that the extension would have a significant detrimental impact on no.2 in terms of visual dominance, overbearing effects or loss of light.

The extension is single storey with no side facing windows in the north side elevation. As such it is considered that the extension does not result in an unacceptable overlooking impact or result in a material loss of privacy. As it has a flat roof, it is considered necessary to include a condition specifying this shall not be used as a terrace, to prevent overlooking/noise/disturbance.

The development accords with Policy DM4.

Other Issues

The extension is not liable for the Community Infrastructure Levy.

10. Recommendation

Grant planning permission, subject to the following conditions:

Conditions

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

Drawing No.:

- 1949/BR2/100 Rev. F - Scheme Proposals Plans
- 1949/BR2/101 Rev. F - Scheme Proposals Sections / Elevations

As received: 18/06/2018

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

2. The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific planning permission from the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy DM4.

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.