

DELEGATED APPLICATION REPORT

Address: 38 Priest Hill

Application No: 180888 / HOU

Proposal: Single storey extension on east elevation, creation of lightwell and associated works on south elevation, rooflight on inward facing roofslope and associated works.

Applicant: Mr & Mrs Betts

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 is situated at the top of Priest Hill and is set in a large garden, forming part of a large Victorian house, which has been subdivided into three separate dwellings historically. The building has architectural and historic merit as it incorporates many original features, such as intricate brick detail, decorative ridge tiles etc. The property is accessed via an unmade road off of Priest Hill.

The surrounding area is predominantly residential and consists of semi-detached and detached properties, although there is a terrace row along Hemdean Rise.

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

2. The Proposal

Householder planning permission is sought for a single storey side extension, the addition of a light well to the existing basement room and a roof light in the main roof. An additional roof light is proposed in the main roof to facilitate an extension of the habitable second floor space.

The side extension would be single storey with a lean-to style roof. It would project 1.7m from the existing side elevation of the dining room. The proposed side extension would have a maximum height of 3.9m, an eaves height of 2.5m and a depth of 3.6m.

The proposed side extension would replace the existing light well and external basement access. A replacement light well is proposed to the south west of the existing bay windows of the dining room. The proposed light well would be 2.1m wide, extend 2.2m below the existing ground level and have a set of stairs 3.3m long leading to the existing paved terrace area. The ground floor bay windows would be extended to basement level.

An additional roof light is proposed in the main roof and there would be two in the lean-to roof of the proposed side extension.

3. Consultation

Neighbours consultation:

No.s 38a, 38c, Greensleeves and Far End all on Priest Hill have been notified of the application and a site notice has also been displayed at the site from the 5th June 2018.

No responses have been received.

Natural Environment

A RBC Natural Environment Officer has provided the following comments:

This is a small extension. Having viewed the application site in relation to the trees and adjacent areas of hard landscaping I consider that the proposed work will not foreseeably harm the trees on or adjacent to the site. Materials will be stored on the existing lawn area well away from the trees. Given the small scale of the development, I do not consider any tree protection measures to be necessary and no tree / landscape conditions are required.

4. Plans and Documents Considered

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

Drawing No.:

- 900-49-E.01 - Roof Plan - As Existing
- 900-49-E.02 - 2nd Floor Plan - As Existing
- 900-49-E.03 - 1st Floor Plan - As Existing
- 900-49-E.04 - Ground Floor Plan - As Existing
- 900-49-E.05 - Basement Plan - As Existing
- 900-49-E.06 - Front (West) Elevation - As Existing
- 900-49-E.07 - South Elevation - As Existing
- 900-49-E.08 - Side (East) Elevation - As Existing
- 900-49-E.09 - Section A-A and B-B As Existing
- 900-49-E.10 - Section C-C - As Existing
- 900-49-E.11 - Existing Site Plan
- 900-49-P.01 - Roof Plan - As Proposed
- 900-49-P.02 - 2nd Floor Plan - As Proposed
- 900-49-P.03 - 1st Floor Plan - As Proposed
- 900-49-P.04 - Ground Floor Plan - As Proposed
- 900-49-P.05 - Basement Plan - As Proposed
- 900-49-P.06 - Front (West) Elevation - As Proposed
- 900-49-P.07 - South Elevation - As Proposed
- 900-49-P.08 - Side (East) Elevation - As Proposed
- 900-49-P.09 - Section A-A and B-B As Proposed
- 900-49-P.10 - Section C-C and D-D As Proposed
- 900-49-P.11 - Proposed Site Plan
- 900-49-L.01 - Site Location Plan

As received: 29/05/2018

5. Relevant Planning History

940398 - FUL - Replace hedge by dwarf wall with timber fence inserts - Application Withdrawn

960112 - FUL - Building a wall across disused entrance, replacing existing hedge by wall, relocating gates - Application Permitted

990891 - FUL - Single storey conservatory extension to side elevation - Application Permitted

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
CS36 Biodiversity and Geology
CS38 Trees, Hedges and Woodlands

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

The orientation and siting of the application property, being away from Priest Hill, means that the proposed development would not be visible from the street scene along Priest Hill.

Considering the relatively modest scale of the proposed development, sited within the large amenity space, the proposal would retain spaciousness and not appear unduly

cramped. As such the development respects the character and pattern of the host dwelling and surrounding area.

The proposed side extension would follow the design and form of the existing lean-to projection and made with materials to match existing, is considered to integrate satisfactorily with the visual amenity of the host dwelling and surrounding area. The proposed light well is not considered to be to the detriment of the aesthetics of the host dwelling or significantly out of character with the application property or the surrounding area.

The proposed additional roof light is considered to satisfactorily integrate with the host dwelling and surrounding area.

The host dwelling would retain sufficient amenity space, 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

Whilst the proposed side extension would abut the boundary with no.38c, this does not represent a change to the existing situation and the proposed extension would not protrude beyond the side elevation of the existing lean-to projection, or the existing south elevation of the dining room. Considering that the modest extent of the proposed extension, 3.8m deep and 1.7m wide, and that it would be single storey; the side extension would not have any undue adverse effects upon no.38c with regards to overbearing impact or loss of light.

Whilst two additional roof lights are proposed there would be no new side facing windows and as such the proposed side extension would not have a detrimental impact in terms of privacy or overlooking.

The proposed light well would be set off the boundary with no.38c by 3m and would include the erection of railings 1.1m high. The modest scale of the railings, combined with the 3m gap to the boundary, would not result in any negative impact upon the neighbouring amenity.

The proposed development is to the south of the application property and therefore would not affect the amenity of no.38a.

The proposal would accord with Policies DM4 and DM9.

Other Issues

The tree officer is content with the proposals, as outlined separately above.

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 unless where otherwise stated.

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.:

- 900-49-P.01 - Roof Plan - As Proposed
- 900-49-P.02 - 2nd Floor Plan - As Proposed
- 900-49-P.03 - 1st Floor Plan - As Proposed
- 900-49-P.04 - Ground Floor Plan - As Proposed
- 900-49-P.05 - Basement Plan - As Proposed
- 900-49-P.06 - Front (West) Elevation - As Proposed
- 900-49-P.07 - South Elevation - As Proposed
- 900-49-P.08 - Side (East) Elevation - As Proposed
- 900-49-P.09 - Section A-A and B-B As Proposed
- 900-49-P.10 - Section C-C and D-D As Proposed
- 900-49-P.11 - Proposed Site Plan
- 900-49-L.01 - Site Location Plan

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.