

DELEGATED APPLICATION REPORT

Address: 38 Cumberland Road

Application No: 180627 / HOU

Proposal: Part retrospective application for single storey rear extension

Applicant: Mr Jamshad Muhammad

Date received: 11/04/2018

Application Valid from: 29/04/2018

Target Decision date: 24/06/2018 ; extension of time agreed until 2/7/18

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a two storey mid-terrace property on the east side of Cumberland Road, between the junctions with Orts Road and Norwood Road. The application site has a rear amenity area approximately 22m deep and 4m wide.

The surrounding area is largely residential in nature, although there is an existing Gurdwara at no.30A Cumberland Road opposite which, no.s29-31, is used as a mosque and community and cultural centre. There are various commercial and community uses to the south west of the site fronting Kings Road.

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

2. The Proposal

Householder planning permission is sought for a single storey rear extension with a shallow mono-pitch roof. The proposal would project 3m beyond the existing rear elevation, have a width of 2.4m and a maximum roof height of 2.5m. The plans note that all materials used for the exterior of the development will be similar in appearance to those used in the construction of the exterior of the existing house.

It was seen during the officer site visit and on the plans submitted that works had already commenced on the proposed extension prior to the submission of this application. As such, the proposal is part retrospective in nature.

3. Consultation

Neighbours consultation:

No.s 36 and 40 Cumberland Road and 51 and 53 Amity Road have been notified of the application by letter.

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.:

- PL/A401/01 - Existing & Proposed Ground Floor Plan
- PL/A401/02 - Pre-Existing Elevations
- PL/A401/05 - Location Map & Site Plan

As received: 11/04/2018

- PL/A401/03 Rev. A - Existing Elevations
- PL/A401/04 Rev. A - Proposed Elevations

As received: 25/06/2018

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 application property the proposal would not be visible from the street scene along Cumberland Road. The proposal would retain the existing 1.5m gap to the boundary with no.36 Cumberland Road and would abut the boundary with no.40 Cumberland Road. Given this application relates to a mid-terrace property, the extension's proximity to no.40 is not considered significantly out of character with the host dwelling or pattern of the surrounding area and would not appear unduly cramped.

The extension would be single storey and project 3m beyond the existing rear elevation of application property. With materials to match existing and considering the existing extensions throughout the terrace row, the proposal is considered to integrate satisfactorily with the visual amenity of the host dwelling and surrounding area.

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.36 and no.40 Cumberland Road, located to the south east and north west respectively.

Regarding no.36, the proposal would retain the existing 1.5m gap to the common boundary and project 1m further than the existing rear extension at no.36. Due to the modest scale of the proposal, the separation distance from the boundary and that the extension would be single storey; the proposal is not considered to result in any significant adverse impacts in terms of loss of light or overbearing.

As existing there are two ground floor side facing windows in the south easterly side elevation. Whilst an additional door is proposed, the door would be at ground floor level and it is considered, given the existing side facing windows, that the proposal would not have a significant detrimental impact upon no. 36 in terms of privacy or overlooking.

With relation to no.40, the proposal would be built to the common boundary and would project 3m beyond the existing rear elevation of no.40. Considering the existing boundary treatment, that the proposal would be single storey and the relatively modest depth of the proposed extension; it is not considered that the development would result in any significant adverse impacts in terms of loss of light or overbearing.

The extension would be single storey with no windows or door in the north westerly side elevation and as such would not have an unacceptable overlooking impact upon no.40 or result in a material loss of privacy.

The proposal accords with Policies DM4 and DM9.

Other Issues

Community Infrastructure Levy

The proposal would not be liable for the Community Infrastructure Levy.

Roof terrace

Given the roof form of the proposed extension, it is considered necessary to include a condition specifying this shall not be used as a terrace, to prevent overlooking/noise/disturbance.

10. Recommendation

Grant planning permission, subject to the following conditions:

Conditions

1. 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).

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

Drawing No.:

- PL/A401/01 - Existing & Proposed Ground Floor Plan
- PL/A401/05 - Location Map & Site Plan

As received: 11/04/2018

- PL/A401/04 Rev. A - Proposed Elevations

As received: 25/06/2018

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

3. 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 agreed time period.