

DELEGATED APPLICATION REPORT

Target Date: 14/08/2018

Application No: 181081/HOU

Address: 23 Maine Street, Reading

Proposal: Single storey rear extension

Case officer: Ethne Humphreys

Site Description and Surrounding Area:

The application site is a three storey semi-detached property located on the south west side of Maine Street, on the corner with Champlain Street. The property has recently been constructed and is part of the Green Park complex.

Condition 41 of planning permission 10/01461/OUT (Civica Ref: 102172) removed permitted development rights for additions and extensions to properties and for structures within the curtilage of the property.

Proposal:

This is an application for a single storey rear glass extension. It would have a depth of 3.2m, width of 3.8m and an overall height of 3.2m and height of 2.2m to the eaves. It would be located approximately 0.2m to the common boundary with No.2 Champlain Street. It is also proposed to relocate a gate on the north east facing boundary.

The materials will consist of glass and pvc frame.

Plans Considered:

Drawing No: Existing Plans and Elevations 099/99558 Page 1/2

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Drawing No: Proposed Plans and Elevations 099/99558 Page 2/2 Rev A

Received 19th July 2018

Drawing No: Location Plan

Drawing No: Block Plan

Received 20th July 2018

Relevant Planning History:

10/01461/OUT (Civica Ref: 102172) - A planning application for mixed-use development comprising: Phase 1 (submitted in full with no matters reserved and as defined in area on Plan Ref. PL-P1-001) for the construction of housing (Class C3), management suite, village hall, engineering and infrastructure works including reconfiguration of the lake, lakeside access, car parking, pedestrian and cycle routes, services & infrastructure, landscaping and other associated works; and Subsequent phases (submitted in outline with all matters reserved except for details of the main access proposals) for the construction of housing (Class C3), extra care housing with ancillary community uses (Class C2), offices (Class B1), local retail (Use Classes A1, A2, A3, A4, A5), one-form entry primary school Class (Class D1), health surgery (Class D1), Nursery (Class D1), sports pitches, children's play facilities, engineering and infrastructure works including reconfiguration of the lake and vehicular access, lakeside access, car parking, pedestrian and cycle routes, services & infrastructure, landscaping and other associated works. Permitted 16/05/2011.

Consultation Responses:

Properties at 2 Champlain Street and 25 Maine Street were consulted and a site notice was put up. No letters of representation received.

Summary of discussions with applicant/agent:

The agent was advised that whilst there was no objection in principle to a rear conservatory extension, at 4m in depth the proposal would breach a 45 degree line to the nearest habitable room window of the neighbouring property No. 2 Champlain Street. Given this, and the significantly reduced depth of the rear amenity space that would be left, a reduction in the depth of the extension would be appropriate. Revised plans were received showing a depth of 3.2m which is acceptable.

No formal pre-application advice was sought prior to the submission of this application.

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.

Relevant Planning Policy and Guidance

The following local and national planning policy and guidance is relevant to this application:

Reading Borough Local Development Framework Core Strategy (2008)

CS7: Design and the Public Realm

Sites and Detailed Policies Document (Oct 2012)

DM4: Safeguarding Amenity

DM9: House Extensions and Ancillary Accommodation

Supplementary Planning Guidance - A Design Guide to House Extensions (2003)

The main issues are considered to be:

- Design, impact on the host dwelling, character of the area and street scene
- Impact on neighbouring amenity

Design, Impact on the host dwelling, Character of the Area and Street Scene

Due to the nature of the proposal, the overall increase in the actual footprint of the dwelling would not be unduly excessive. Given its single storey nature it would be subservient to the host property and the materials would be appropriate for a conservatory. Whilst the extension may be glimpsed from Maine Street to the north east of the site, given the above, and domestic nature of the proposals, it is not considered to result in any adverse effect on the character of the host property or visual amenities of the wider area.

The proposal would reduce the amount of rear amenity space remaining. However, it is considered that the garden is capable of accommodating this small conservatory extension and it would not be too dissimilar to the extension at approved at No.16 Champlain Street, to the south west, and its associated remaining rear amenity space.

There is no objection to the relocation of the gate.

Impact on Neighbouring Amenity

The neighbouring property potentially affected by the proposals is No.2 Champlain Street, located to the south west of the site. The plans were originally considered to result in an unneighbourly impact at 4m in depth; however, the reduced depth to 3.2m, with the roof

hipped away to minimise the impact, is not considered to result in any significant material loss of light privacy or overbearing impact to the occupiers of this property.

Conclusion

Having regard to the material considerations and all matters raised, the Local Planning Authority considers that the balance of considerations therefore weigh in favour of granting planning permission subject to conditions.

RECOMMENDATION:

GRANT

Subject to the following conditions:

1. Time limit
2. Approved plans
3. Materials

Informatives relating to:

1. Terms and conditions
2. Building regulations
3. Construction and demolition
4. Encroachment and Party Wall
5. Positive and proactive