

DELEGATED APPLICATION REPORT

Address: 13 Bramber Mews

Application No: 180321

Proposal: Single storey front and side extension

Applicant: Mr & Mrs Knight

Date received (valid from): 19/02/2018

Target Decision date: 16/04/2018

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a two storey mid-terrace house in Caversham Park Village where houses are dual fronted with vehicle access at the rear and front door leading from footpath.

2. The Proposal

A householder application for planning permission is sought for a single storey front extension on the staggered front where the garage sits behind the front elevation by 2m. The proposed extension would present a straight ground floor elevation being 4.5m deep from the rear garage wall and 2.5m deep from the existing living room wall. The existing “front” door would be lost but it is clear that the main access to the house is from the rear vehicular access. The side elevation is shown set in from the side by 0.95m to allow a doorway access to the garage area.

A pitched roof of 3.6m at ridge and 2.6m at eaves was proposed. Following discussion with officers a revised hipped roof plan was proposed with a ridge height of 3.6m and an eaves height of 2.3m.

3. Consultation

Neighbours consultation:

No.s 12 and 14 Bramber Mews and 3 and 4 Chestnut Avenue have been notified of the application and a site notice has also been displayed at the site from the 21st February 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 Title:

- Existing Floor Plans
- Existing Elevations
- Site Location and Block Plan

As received: 20/02/2018

- Propose Elevations
- Proposed Floor Plans

As received: 05/03/2018

5. Relevant Planning History

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

In terms of scale and design the proposal is considered to integrate satisfactorily with the character of the surrounding area and street scene.

The extension would project 2.5m from the existing front elevation and with materials to match existing would not have a negative impact on the visual amenity of the host dwelling.

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

As the existing front elevation of the application site is set back 2m from the front elevation of no. 12 Bramber Mews the proposal would project a modest 0.5m from the front elevation of no. 12. Combining this with the garage of no. 12 being between the proposal and any habitable rooms it would not appear overbearing to no. 12 or result in any loss of light.

The proposed roof would be hipped away from no.14 Bramber Mews which when considered in conjunction with the 0.95m gap from the proposal to the boundary with no.14, would not result in any significant loss of light or overbearing impact to no.14.

Further, the proposal is for a single storey extension with no windows in the side elevation. As such 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.

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 Title:

- Propose Elevations
 - Proposed Floor Plans
- As received: 05/03/2018

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.
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 obligation and requirements of the Party Wall Act (1996) details of which can be found at: www.communities.gov.uk/publications/planningandbuilding/partywall