

DELEGATED APPLICATION REPORT

Address: 27 Patrick Road

Application No: 180398

Proposal: Two storey side extension and single storey rear extension

Applicant: Mr & Mrs Goswami

Date received (valid from): 04/30/2018

Target Decision date: 30/04/2018

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a two storey end of terrace dwelling on the west side of Patrick Road. The design of the terrace is very distinctive being comprised of 4 dwellings with the ends of the terrace (the application site and no. 33 Patrick Road) having large front and rear gables, resulting in a short and symmetric terrace row.

2. The Proposal

A householder application for planning permission is sought for a first floor side extension and single storey rear extension. Following discussions with officers the proposal is now as follows:

The side element of the proposal would project 3m from the existing side elevation at first floor level. The proposed roof would join the existing roof 1.6m below the ridgeline. A first floor dormer is proposed in the front elevation of the extension. At first floor level the proposal would be set back 1m from the existing front elevation.

Two windows are proposed in the front elevation of the proposal, one at ground floor level and one at first floor level. There would be three windows in the side elevation, with two at ground floor level serving a W/C and utility cupboard. There would also be a first floor window in the side elevation to serve the en-suite bathroom.

The rear element of the proposal would project 3m from the existing rear elevation and be full width, joining into the first floor side extension. It is proposed the rear extension would have a pitched roof with an eaves height of 2.3m and a maximum height of 3.7m.

One first floor window is proposed in the rear elevation of the extension and one ground floor window is proposed. There would also be a set of glazed french doors in the rear of the extension.

3. Consultation

Neighbours consultation:

No.s 25 and 29 Patrick Road and no. 27 Elliotts Way have been notified of the application on the 7th March 2018. A site notice has also been displayed on site.

Representations have been received from neighbours and local residents raising the following objections to the proposal:

- Includes removal of tree to front of property
- Effects on parking arrangement
- Loss of light and overshadowing impacts on no. 25
- Overlooking impacts upon and loss of privacy for no. 25
- Adverse impact on the street scene and character of surrounding area

- Not respectful to the character of existing property in terms of scale and design
- Effects of massing and visual dominance - loss of visual spaces between houses
- Removal of landscaping and associated impact on flooding
- The rear extension would channel rainwater towards no. 25
- Inaccuracies within plans

Transport:

The RBC Transport Development Control officer advised that there are no transport objections to this application.

4. Plans and Documents Considered

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

Drawing No.:

- 01 C - Existing / proposed Plans & Elevations

As received: 30/04/2018

- Flood Risk Assessment (FRA)

As received: 29/05/18

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

CS24 Car/Cycle Parking

CS35 Flooding

Sites and Detailed Policies Document 2012 (Altered 2015)

DM9 (House Extensions and Ancillary Accommodation)

DM10 (Amenity Space)

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

SPD - Revised Parking Standards and Design (2011)

9. Appraisal

Design, impact on the host dwelling, character of the area and street scene

The proposed side extension would be visible from the street scene along Patrick Road. The proposed design form, scale and materials are considered to respect the character of the host dwelling and the wider street scene. By being set down 1.6m from the existing ridgeline the proposal would retain the high level spaciousness that is characteristic of Patrick Road. The 1m gap to the boundary with 25 Patrick Road would retain spaciousness to the boundary and not appear unduly cramped.

The proposed side extension at first floor level and would be less than half the width of the existing dwelling, set down from the main ridgeline of the roof by 1.6m and set back from the existing front elevation by 1m. There is a slight forward projection at ground floor level. As such the proposal would appear subservient to the existing dwelling and made with materials to match existing, is considered to integrate satisfactorily with the character of the host dwelling and visual amenity of the surrounding area and is in accordance with the supplementary planning guidance.

The proposed rear extension would project 3m from existing rear elevation and made with materials to match existing, and with a pitched roof, is considered to integrate satisfactorily with the character of the host dwelling and visual amenity of the 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 the surrounding dwellings.

The proposal would accord with Policies CS7, DM9 and DM10.

Impact on neighbouring amenity

The side element of the proposal would retain the existing 1m gap to the boundary with no. 25 Patrick Road and the roof would be set down from the existing main ridge line by 1.6m. No. 25 is also set back a similar amount from the boundary. There is one window at first floor level in the side elevation of no. 25; however the window serves a non-habitable

room (bathroom) such that no unacceptable loss of light or overbearing impact is considered to result.

The proposed side extension is to the north of the application property and therefore would not have any impact upon the amenity of no. 29 Patrick Road.

The rear extension would be of a single storey and project 3m from the rear existing rear elevation. Given the relatively modest scale of the proposal it is considered that the extension would not have any adverse effects in terms of overbearing or loss of light to no. 25 or no. 29.

Part of the side extension at two storey continues for a short section (1.8m or so) past the original rear building line of the property, but this does not cause undue overbearing on No. 25, being outside the 45 degree line from the nearest affected window. The rear extension is otherwise single storey with no windows proposed in the side elevation. As such it would not have any adverse effects with regards to privacy or overlooking. It is proposed there would be three windows in the side elevation of the side extension, with two proposed at ground floor level and one at first floor level. The ground floor windows serve a W/C and utility room whilst the first floor window serves the en-suite. As such a condition is recommended stating that all windows in the side elevation shall be of obscure glaze and non-opening below 1.7m of floor level. Subject to the above condition 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.

Other Issues

Community Infrastructure Levy (CIL)

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

Transport

The RBC Transport Development Control Advisor has raised no objection to the proposal. The submitted plans illustrate that 3 off road parking spaces are to be retained at the front of the property on an area of hardstanding; this is in accordance with the Council's current standard and is therefore considered acceptable.

Flooding

The site is located within Flood Zone 3. The plans submitted as part of the application indicate that the floor levels of the proposed development would be set at the height of the property. Further flood proofing measures are described in the flood risk assessment (FRA) that was submitted alongside this application. It is not considered that the proposal would result in a significantly increased risk of flooding and complies with Policy CS35. A condition is recommended that states that development shall only be undertaken in accord with the FRA as received by the LPA on 29/05/2018.

Public consultation responses

The majority of the issues raised in the objections from nearby occupiers have been addressed above. It is also noted that some elements have been addressed through the submission of revisions to the original proposals. In relation to other matters, it is not considered that the proposal would have any significant adverse impact on local flood resilience. With relation to runoff rain water, providing no guttering etc. encroaches on the common boundary, this would be a civil matter and not a material planning concern.

As such an informative is recommended stating that the development should not encroach over, under or across the boundaries with neighbouring properties.

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 plan:

Drawing number: 01 C - Existing / Proposed Plans & Elevations, as received 30/04/2018

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

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the proposed windows in the north side elevation shall be *non-opening and glazed with obscure glass* on parts below 1.7m as a minimum when measured from the floor level of the respective rooms, before occupation of that room, and shall be permanently maintained thereafter as non-opening and obscure glazed.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy DM4 and DM11.

5. The development hereby approved shall only be undertaken in accordance with the document, 'Flood Risk Assessment (FRA)', which was received by the Local Planning Authority on 29th May 2018.

Reason: in order to comply with good practice building for flood resilience/safety in the flood zone, in accordance with Policy CS35.

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