

DELEGATED APPLICATION REPORT

Address: 16 Geoffreyson Road

Application No: 180211

Proposal: Single storey rear extension and two storey side extension

Applicant: Mr & Mrs Hamilton

Date received (valid from): 06/02/2018

Target Decision date: 03/04/2018

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a relatively modest pebble-dashed semi-detached dwelling on the east side of Geoffreyson Road. The front of the property has two storey bay windows with a gabled roof. There is a driveway with space to accommodate two cars and a single storey single garage on the south side of the property. The surrounding area is dominated by semi-detached residential properties of similar character and design.

2. The Proposal

A householder application for planning permission is sought for a two storey side extension and a single storey rear extension. It is proposed that the side extension would be two stories and protrude 0.6m from the existing side elevation of the garage. A two storey bay window would replace the existing garage door. There would be a bathroom window in side elevation at first floor level and two windows and a door at ground floor level. There would also be a window in the rear elevation at the first floor level.

Following discussion with officers the side element of the proposal would be set back 0.5m from the existing front elevation.

The single storey rear extension would be 3m deep and 9m wide with a pitched roof and an eaves height of 2.4m. There would be two sets of french doors in the rear elevation and two roof lights.

3. Consultation

Neighbours consultation:

No.s 14 and 18 Geoffreyson Road and the Caversham Lawn Tennis Club have been notified of the application and a site notice has also been displayed at the site (by the applicant) from 22nd February 2018.

No responses have been received.

The RBC Ecology Consultations provided the following comments:

The application site comprises a semi-detached house where it is proposed to erect a two-storey side extension and single-storey rear extension. Considering the low suitability of the immediately neighbouring habitat for use by commuting or foraging bats, as well as the reasonable condition of the house and extent of the proposed works, it is unlikely that bats or other protected species will be adversely affected by the proposals. As such, there are no objections to this application on ecological grounds.

The RBC Transport team provided the following comments:

The plans provided illustrating 2 off road parking spaces on the front garden, on an area of hardstanding is deemed acceptable. However should the extension/annexe be

commercially let in the future then an additional parking space will need to be provided as well as retaining existing provision for the original dwelling.

4. Plans and Documents Considered

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

Drawing No.:

- 16GEOF/001 Rev D

As received: 20/03/2018

5. Relevant Planning History

24/03/2005 - 051186 - FUL - Erection of a two storey side extension to dwelling - 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

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 proposal would be visible from the street scene along Geoffreyson Road. Being set back 0.5m from the existing front elevation and set down 0.3m from the existing ridge line of the roof it is considered to maintain an appearance of subservience and is respectful to the character of the host dwelling.

Being built with materials to match existing, and with the proposed bay window being in keeping with the design and scale of the existing, the proposal is considered to integrate satisfactorily with the character of the street scene 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

Regarding 14 Geoffreyson Road the proposal would leave a 1m gap to the boundary at the front elevation and, due to the shape of the plots, 2m gap to the boundary at its rear elevation. Combining this with the garage at no. 14 being between the application site and habitable rooms, there would be no adverse effect in terms of loss of light or overbearing. It is also relevant to note that the two storey side extension is similar in nature to that previously approved at the site in 2005, at which time no significantly harmful amenity impacts were envisaged.

The two storey side element of the proposed extension is to the south side of the application property and therefore would not have a significant adverse impact on 18 Geoffreyson Road.

The rear element of the proposal is of a single storey and would project 3m from the existing rear elevation. Given the single storey nature of the proposal and the relatively modest distance it would project, the proposal would not appear overbearing to no. 18 or result in loss of light.

Further, the proposal would not have any windows in the side elevation facing no. 18. Whilst there would be a first storey side window facing no. 14, this would serve a bathroom and not a habitable room. As a first floor window is proposed in the side

elevation a condition is recommended stating that the proposed first floor side window must be of an obscured glaze and non-opening below 1.7m. This is to safeguard the amenities of no.14 from overlooking and loss of privacy. Taking account of the above 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

Transport:

Following comments from the transport officer a condition is recommended stating that parking is provided in accordance with the approved plans.

Ecology:

Following comments from RBC Ecology Consultations there are no objections to this application on ecological grounds.

CIL:

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.

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: 16GEOF/001 Rev D as received 20/03/2018.

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 first floor side window 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 Policy DM11.

5. The dwelling(s)/building(s) hereby permitted shall not be occupied until all vehicle parking space(s) have been provided in accordance with the approved plan. The space(s) shall be kept available for parking at all times thereafter.

Reason: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users to accord with Policy CS24 & CS24 and Policy DM12

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.
 - i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.
 - ii) Any works affecting the Highway shall be in accordance with the Reading Borough Council's document 'Guidance Notes for Activities on the Public Highway within the Borough of Reading'. The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within are met. A copy can be obtained from the Council's website.
6. You are advised to avoid the use of the grass verges for development related activity, e.g. storage of materials, due to the resulting potential harm to important street trees.