

DELEGATED APPLICATION REPORT

Address: 11 Oakley Road
Application No: 180717
Proposal: Single storey rear extension
Applicant: Mr & Mrs McFadyen
Date received (valid from): 29/04/2018
Target Decision date: 26/06/2018
Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a two storey semi-detached dwelling to the south of Oakley Road. The application site has a front drive way that provides one off road parking space and a rear amenity space approximately 25m deep and 8m wide.

The application property has an existing rear dormer and two storey rear projection. The application building is not listed, nor is it within a conservation area.

The surrounding area is predominantly residential with detached and semi-detached properties of a similar scale to the application property.

2. The Proposal

A householder planning permission is sought for a single storey, flat roof (with roof lantern) rear side return extension, effectively infilling the existing rear return gap at ground floor level. The proposed extension would project 2.9m from the existing side elevation of the rear projection, have a depth of 7.5m and a height of 3.2m. A roof lantern is proposed that would protrude 0.6m from the flat roof of the proposed extension.

The existing doors in the rear elevation of the existing rear projection have a width of 1.8m and would be replaced with a set of glazed bi-fold doors spanning a 2.3m opening.

3. Consultation

Neighbours consultation:
No.s 9 and 13 Oakley Road and 12 Highmoor Road have been notified of the application by letter on 2nd May 2018.

The applicant returned a reply slip indicating that a site notice had been erected on 9th May.

No responses have been received.

Transport:
RBC Transport Development Control have advised that as the proposed extension would not affect the existing parking provision, 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:

2017.15.PL.103 - Existing Elevations, as received 29/04/2018
2017.15.PL.112 - Proposed Plans, as received 01/05/18
2017.15.PL.113 - Proposed Elevations, as received 29/04/2018
TRQM17194100557692 - Location Plan, as received 29/04/2018

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 property the proposal would not be visible from the street scene along Oakley Road. The existing 1m gap to the boundary with no.13 Oakley Road would be retained and the extension would not project past the existing easterly side elevation, nor beyond the rear elevation of the existing rear projection. As such the extension would retain spaciousness and not appear unduly cramped.

The extension would be single storey with a flat roof 3.2m high 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.

The proposed bi-fold rear doors are a modest 0.5m wider than the existing and are considered to respect the character of the host dwelling in terms of scale, design and materials.

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 proposed extension is to the east of the application property and therefore would not impact upon the amenity of no.9 Oakley Road.

Regarding no.13 Oakley Road, the proposed extension would retain the exiting 1m gap to the common boundary and would be single storey, project 3.1m beyond the existing rear elevation of no.13. As such the proposal would not have a significant adverse effect in terms of loss of light or overbearing. Given a flat roof is proposed, it is considered necessary to include a condition specifying this shall not be used as a terrace, to prevent overlooking/noise/disturbance.

Further, the extension would be single storey with no windows in the side elevation. Combining this with the proposal projecting a relatively modest 3.1m beyond the rear elevation of no.13, the proposed set back from the boundary with no.13 and that no.13 is set back a similar distance from the boundary; the proposal would not have a significant detrimental impact in terms of privacy or overlooking and is in accord with Policies DM4 and DM9.

Other Issues

Community Infrastructure Levy

The proposal would not be liable for the community infrastructure levy.

Transport

Following comments from RBC Transport Development Management (see Consultations above) there are no transport related objections to this proposal.

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 the development hereby permitted shall match those used on the existing building unless where otherwise stated on the approved plans.

Reason: in the interests of ensuring that the new development appears in keeping with the existing building in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM9 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

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

2017.15.PL.112 - Proposed Plans, as received 01/05/18

2017.15.PL.113 - Proposed Elevations, as received 29/04/2018

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

4. 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: In order to prevent any detrimental impacts of overlooking and/or noise and disturbance of the neighbouring premises, in accordance with the requirement of Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

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.