

DELEGATED APPLICATION REPORT

Address: 18 Courtenay Drive, RG4 8XH

Application No: 180249

Proposal: Single storey rear extension

Applicant: Mr & Mrs Parlour

Date received (valid from): 09/02/2018

Target Decision date: 06/04/2018

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a detached two storey dwelling on the north side of Courtenay Drive. The site also has a detached single garage and a rear amenity space that is approximately 30m deep and 15m wide. The surrounding properties detached dwellings of a similar character and design. The neighbouring property, no. 20 Courtenay Drive, has been significantly extended to both the side and rear.

2. The Proposal

A householder application for planning permission is sought for a single storey rear extension that would be 5.1m deep and 6.1m wide. The extension would have three roof lights, two windows in the side elevation and french doors in the rear elevation. It is proposed to have a flat roof 3.2m high. Along its rear elevation the proposal would be in line with the rear elevation of the existing kitchen and regarding its side elevation the proposal would be in line with the side elevation of the living room side elevation.

3. Consultation

Neighbours consultation:

No.s 16 and 20 Courtenay Drive and no.s 4 and 5 Spinney Close have been notified of the application and a site notice has also been displayed at the site from the 20th 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 No.:

- AAN.16.585. 1 - Existing plans, elevations and section
- AAN.16.585. 2 Rev F - Proposed plans, elevations an section
- Site Location Plan
- Block/Site Plan

As received: 08/02/2018

5. Relevant Planning History

29/12/2017 - 172289 - HPA - Flat roof rear extension measuring 5.05m in depth, with a maximum height of 3.35m. Notification of the construction of an extension under class A Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 - Application Withdrawn

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 Courtenay Drive. By maintaining the existing 1.5m distance to

the boundary with no. 20 Courtenay Drive the extension would not appear unduly cramped.

As the extension would not protrude past the existing rear elevation of the host dwelling and would be made with materials to match existing it is considered to integrate satisfactorily with the character of the host dwelling and visual amenity of the surrounding area.

The host dwelling would retain 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 would be single storey and would retain a 1.5m distance to the boundary with no. 20 Courtenay Drive. As such the proposal would not appear overbearing to no. 20 and would not result in any loss of light. Regarding no. 16 Courtenay Drive the proposal is on the opposite side of the host dwelling and does not extend beyond the existing rear elevation. Therefore there would be no adverse effects in terms of loss of light or overbearing to no. 16.

Further the proposal is for a single storey extension that would be set back 1.5m from the boundary. Combining this side extension of no. 20 having no ground floor side facing windows it is considered that the proposal would not have a detrimental impact in term of privacy or overlooking and is in accord with Policies DM4 and DM9.

Procedural Point

The proposed plan also shows that a rear dormer roof extension is proposed. This does not form part of the application submission, as stated at section 11 of the application form dated 07/02/18 "As shown on plan Please note the dormer on the rear elevation is not part of the application as this is considered Class C permitted development". This will be clarified as an informative on the decision notice, with reference also made in the approved plans condition.

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 No.:

- AAN.16.585. 2 Rev F - Proposed plans, elevations and section (rear ground floor extension only; not a rear dormer)
- Site Location Plan
- Block/Site Plan

As received: 08/02/2018

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: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy DM 4.

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. Please note that this permission relates solely to a single storey rear extension at ground floor level and not a rear dormer shown on approved plan AAN.16.585. 2

Rev F. As stated at section 11 of the application form dated 07/02/18 "Please note the dormer on the rear elevation is not part of the application as this is considered Class C permitted development". Accordingly, it is confirmed that the dormer does not form part of this permission.