

DELEGATED APPLICATION REPORT

Address: 33 Bourne Avenue

Application No: 181199 / HOU

Proposal: Replacement ground floor rear extension and removal of rear chimney stack.

Applicant: Jenny Elliott

Date received (valid from): 10/07/2018

Target Decision date: 04/09/2018

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a two storey linked-detached dwelling on the east side of Bourne Avenue. The application property includes an existing single storey rear conservatory and detached garage. The application site is an irregular shape as the rear amenity areas of 16 and 18 Shenstone Road project towards the application property. The application site includes a rear amenity space approximately 18m wide and 10m deep.

The surrounding area is predominantly residential with semi-detached and terrace properties of varying scale and design.

The application building is not listed, nor is it located within a conservation area.

2. The Proposal

A householder planning permission is sought to demolish the existing rear conservatory and erect a single storey rear extension. The proposed rear extension would project 5.4m from the original rear elevation of the application property and 2m beyond the existing rear elevation of the conservatory. The extension would have a hipped roof with an eaves height of 2.5m and a maximum height of 4.3m.

The proposed extension would abut the boundary with 31 Bourne Avenue and would have a 2.8m parapet wall along the northern elevation.

3. Consultation

Neighbours consultation:

No.s 31 Bourne Avenue, 5 & 6 Clent Road and 18 Shenstone Road have been notified of the application and a site notice has also been displayed at the site from the 18th July 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:

- 01 Existing Floor Plans

- 01 Existing Elevations
- 01 Proposed Floor Plans
- 01 Proposed Elevations
- 01 Site Location and Block Plan
- Planning Statement for A Householder Planning Application at 33 Bourne Avenue Reading RG2 0 DU

As received: 10/07/2018

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;

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 Bourne Avenue. The proposed extension would be the full width of the application property and would abut the common boundary with no.31. Given the significant gap to the southern boundary, 13m, and that as existing the conservatory abuts the boundary with no.31; the proposed extension would retain the existing spaciousness and would not appear unduly cramped.

The extension would project 2m beyond the existing rear conservatory, resulting in a total enlargement of the original property of 5.4m. Whilst the SPG - A Design Guide to House Extensions states that planning permission will not normally be granted for rear extensions that are longer than 4m when measured from the back of the original house, the proposal would be single storey and given the scale of the existing house and size of the application site, the proposed development is considered to respect the character and pattern of the host dwelling and surrounding area in terms of scale.

It is proposed that the exterior of the proposed extension would be finished with brick to match the original ground floor of the application property and neighbouring dwellings. The proposal would have a hipped tiled roof to match the roof of the main house. As such the proposal 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 surrounding dwellings.

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

Impact on neighbouring amenity

The proposed extension would be set 7.5m off the rear (easterly) boundary and 13m off the south side boundary. Combining the separation distance with the proposal being single storey and that the existing detached garage is to the south of the application property,

and it is considered that the development would not affect the amenity of 16 & 18 Shenstone Road or 4, 5 & 6 Clent Road.

The neighbouring property potentially affected by the proposal is 31 Bourne Avenue located to the north of the application site.

The extension would abut the common boundary, project 4.5m beyond the existing rear elevation of no.31, be to the south of no.31 and would have a 2.8m parapet wall along the north side elevation.

Considering the extent of the existing conservatory, that the extension would be single storey and would not project beyond the existing outbuilding at no.31 that is sited along the common boundary; it is considered the extension would not have a significant overbearing impact or result in an undue loss of light.

There would be no side facing windows in the north side elevation and whilst two roof lights are proposed it is not considered that the proposal would result in a significant detrimental impact in terms of overlooking or privacy.

The proposal accords with Policy DM4.

Other Issues

Community Infrastructure Levy

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 plans:

Drawing title:

- 01 Proposed Floor Plans
- 01 Proposed Elevations
- 01 Site Location and Block Plan

As received: 10/07/2018

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.