

DELEGATED APPLICATION REPORT

Address: 17 Brill Close

Application No: 180402

Proposal: Two storey side extension

Applicant: Mr & Mrs Peck

Date received (valid from): 05/03/2018

Target Decision date: Originally 30/04/2018; Extension of time subsequently agreed until 31/05/18

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a two storey semi-detached dwellinghouse on the northern side of Brill Close. The levels of Brill Close slope steeply upwards from east to west and the application site is situated approximately 0.5m lower than the bungalow at No. 19 Brill Close. The surrounding area is residential in nature and the surrounding dwellings are a mixture of semi-detached and detached properties of similar character.

2. The Proposal

A householder application for planning permission is sought for a part single storey part two storey side extension. The single storey element of the proposed side extension would be 1.2m in depth and project 2.6m from the existing side elevation. It would have a mono-pitch roof that joins the two storey element of the proposal at a height of 2.7m and an eaves height of 2.2m.

The two storey element of the proposal would project 2.8m from the existing side elevation, have a depth of 8.2m, an eaves height of 4.9m and a ridge height of 6.9m.

3. Consultation

Neighbours consultation:

Neighbour letters were sent on 07/03/2018. A site notice was erected by the applicant on 07/03/2018.

One nearby occupier has raised concerns that the proposal will cause a highway hazard during construction, with vehicles parked to construct the development causing pedestrians to use the road rather than the path. Officer comment: The construction (and demolition) of the development will be subject to environmental health law - an informative will be included on the decision notice in this regard.

4. Plans and Documents Considered

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

Drawing No.:

- 01 - Existing Plans & Elevations
- 03 - Proposed Plans
As received: 05/03/2018
- 02A - Proposed Plans & Elevations
As received: 26/03/2018

5. Relevant Planning History

24/01/2014 - 140084 - HOU - Part two storey, part single storey side extension -
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 proposed extension would be visible from the street scene along Brill Close and due to its scale and design is considered to satisfactorily integrate with the host dwelling and surrounding area. Being set back 1m from the boundary with no.19 Brill Close and with no.19 being set back 1.5m from the boundary with the application site, the extension would retain the existing spaciousness to the boundary and would not appear unduly cramped.

The ridge line of the proposal would be set down 0.3m from the existing ridge line and at first floor level the proposed front elevation would be set back 1.1m from the existing front elevation. Being made with materials to match existing, the proposal is considered to appear subservient and respectful to the host dwelling in terms of scale, design and appearance.

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. A similar conclusion was reached on a similar approval at the site in 2014.

Impact on neighbouring amenity

The proposal is for a side extension on the west side of the application site and as such would have no impact upon no.15 Brill Close in terms of overbearing, loss of light, privacy or overlooking.

Due to the nature of the building line along Brill Close the front elevation of the application property is set back 2.5m from the front elevation of no.19 Brill Close. Given that the proposal would be set off the boundary by 1m and the change in ground levels along Brill Close, with no.19 being higher than the application site, it is considered that the extension would have no adverse effect in terms of loss of light or overbearing.

Further, the proposal would not have any windows in the side elevation which, coupled with the previously mentioned ground level change, would result in no detrimental impact in terms of privacy or overlooking and is in accord with Policies DM4 and DM9.

Other Issues

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 No.:

- 01 - Existing Plans & Elevations
 - 03 - Proposed Plans
- As received: 05/03/2018
- 02A - Proposed Plans & Elevations
- As received: 26/03/2018

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.