

DELEGATED APPLICATION REPORT

Address: 64 Woodcote Way

Application No: 180036

Proposal: Erection of single-storey side and rear extension

Applicant: Mr Jack Casserley

Date received (valid from): 07/01/2018

Target Decision date: 04/03/2018

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a semi-detached dwelling on the east side of Woodcote Way. The surrounding properties are mostly semi-detached and of similar character and appearance. The site has a driveway and garage that provide off-road parking and a rear garden that is approximately 20m deep and 10m wide.

2. The Proposal

A householder application for planning permission is sought for the construction of a single storey side and single storey rear extension. The proposal would require the removal of the existing store and would be built to the boundary with no. 66 Woodcote Way. The proposed extension would include three roof lights, two in the rear elevation and one in the side elevation.

3. Consultation

Neighbours consultation:

No.s 62 and 66 Woodcote Way have been notified of the application and a site notice has also been displayed at the site from the 12th January 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.:

- 17.01 - Existing and proposed plans and elevations
As received: 08/01/2018

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).

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving a listed building or its setting or any features of special interest which it possesses.

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

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)

Sites and Detailed Policies Document 2012 (Altered 2015)

9. Appraisal

Design, impact on the host dwelling, character of the area and street scene

The garage element of the proposal would be visible from the street-scene along Woodcote Way. However it is proposed to replace the existing garage and so would not have a detrimental impact.

The extension would span from boundary to boundary. However, with the application property being semi-detached and the garage of no. 66 Woodcote Way being built to the boundary of the application the proposal is considered in keeping with the character and visual amenity of the surrounding area.

The extension would protrude 3.2m from the existing rear elevation and 2.4m from the existing side elevation. In terms of scale this is in proportion with the existing dwelling and with material to match the pitched roof and is considered to integrate satisfactorily with the character of the host dwelling.

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 works would be of a similar height to, and protrude only 0.5m from the rear elevation of, the conservatory at no. 62 Woodcote Way. It is therefore considered that the proposal would not appear overbearing to no. 62 or result in any loss of light.

The garage of no. 66 Woodcote Way would be between the habitable parts of the dwelling and the proposed extension. Further the extension would not project past the rear elevation of no. 66. As such there would be no adverse effect in terms of loss of light or overbearing.

The proposal is for a single storey extension with no windows in the side elevation. Combining this with the positioning of the existing garage at no. 66 and that the extension would project 0.5m beyond the conservatory at no. 62, 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

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: Drawing No 17.01 - Existing and proposed plans and elevations (As received 08/01/2018)

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>

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.