

DELEGATED APPLICATION REPORT

Address: 62 Briants Avenue, Reading

Application No: 171664/HOU

Proposal: Single storey rear extension, extend existing front porch and two rooflights to front roofslope (altered description).

Applicant: Mr Hallibyl

Date received (valid from): 25/09/17

Target Decision date: 20/10/17

Case officer: Jonathan Markwell

1. Site Description and Surrounding Area

- i. The application site comprises a mid-terrace single dwellinghouse, located on the west side of Briants Avenue, between the junctions with Marsack Street (to the south) and South View Avenue (to the north). The surrounding area is predominantly residential, with the exception of the Funeral Directors two properties to the south.
- ii. The application site building is not listed, nor located within a conservation area. It is however within Flood Zone 3 and an air quality management area.

2. The Proposal

- i. A householder application for planning permission is sought for a single storey rear extension, a front extension above the ground floor door (in essence providing an external covered area above the entrance) and two rooflights on the front roofslope.
- ii. The proposals also originally proposed a rear dormer; this was omitted during the course of the application following officer concerns regarding the impact on the character and appearance of the building and wider streetscene.
- iii. During the course of the application the applicant has submitted information in relation to flooding matters.

3. Consultation

- i. Neighbour Consultation
Neighbour letters were sent on 27/09/17. A site notice was erected by the applicant on 30/09/17. No responses have been received.
- ii. Ecology
There are no objections to this application on ecology grounds.

4. Plans & Documents Considered

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

P1007-01 - Location & Block Plan, as received 25/09/17

P1007-02 Rev A - Existing Plans & Elevations, as received 27/09/17

P1007-03 Rev C - Proposed Plans & Elevations, as received 06/11/17

Flood Risk Assessment Statement by SK Design Consultants, dated and received 02/11/2017

Risk of Flooding extract from Environment Agency website, dated 13/07/2010, as received 02/11/17
Sterling Surveys Plan, as received 02/11/17

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

- i. 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

- i. 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
CS35 Flooding

Sites and Detailed Policies Document 2012 (Altered 2015)

SD1 Presumption in Favour of Sustainable Development
DM4 Safeguarding amenity
DM9 House Extensions and Ancillary Accommodation

RBC Supplementary Planning Documents

SPG - A Design Guide to House Extensions (2003)

9. Appraisal

i. The main issues are considered to be:

- Design
- Amenity
- Flooding

ii. Design and impact on the character of the surrounding area

The proposed single storey extension would be 2.24m in depth, 3m in width, 2.6m to eaves height and include a lean-to roof rising to 3.3m on the existing rear building line. The extension would be up to the boundary with No. 60 and set off the No. 64 boundary by 1.2m. The extension would effectively in-fill an open sided addition already present at the site (although there is no planning history for this element). The proposed materials would match the existing and internally would provide a downstairs toilet/shower room. The extension is considered to be modest in footprint and height, thereby being sufficiently subordinate to the original dwelling. Furthermore, there are a variety of rear additions within the terrace and the proposal would not appear out of character. Accordingly, the scale, location, materials and design of the proposal is considered to comply with policies CS7 and DM9.

To the front of the property the proposal is to continue a roof line from the front bay window across/over the front door, effectively providing an overhang above the entrance. Within this terrace similar works have been undertaken at No.s 60 and 70. As such, with the matching materials proposed, no design issues are raised with this element. It is also proposed to install two rooflights in the front roofslope. Although not a common feature along the front roofslope of properties in the vicinity of the site, this is considered to represent a modest addition which would not be harmful to the character and appearance of the host building or wider terrace/area.

iii. Amenity

The proposals are not considered to have any significant adverse impacts on the amenity of any nearby occupiers. The only potentially impacted neighbour is No 60, given the extension is sufficiently set off the boundary with No. 64. The limited height and depth of the extension is such that no significant loss of daylight/sunlight, outlook/overbearing impacts are envisaged. No windows are proposed on the side facing elevations and therefore no significant loss of privacy or overlooking is expected. No amenity impacts are envisaged in terms of the proposed works to the front of the dwelling.

For current and future occupiers of the host dwelling, the proposed works will improve the quality of accommodation provided at the site, as referenced above.

iv. Flooding

Given the application site is located within Flood Zone 3, the applicant was advised during the course of the application to submit flood related information. The applicant has duly provided flood related information. In short, in this case it is considered that the footprint of the proposed extension is relatively modest and there are unlikely to be any changes to surface water flows from the development. With this in mind it is considered that the proposals comply with the EA standing advice and policy CS35.

10. Conclusion

- i. Having regard to the material considerations and all matters raised, the Local Planning Authority considers that the balance of considerations therefore weigh in favour of granting planning permission subject to conditions.

Recommendation

Grant Planning Permission subject to conditions;

11. Conditions:

1. The development hereby permitted shall begin no later than three years from the date of this planning permission.

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

P1007-01 - Location & Block Plan, as received 25/09/17

P1007-03 Rev C - Proposed Plans & Elevations, as received 06/11/17

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

3. 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.

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).

Informatives:

1. These works may require separate approval under the Building Regulations. Please contact the Council's Building Control service for further advice on (0118) 937 2449.
2. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but 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.
3. The determination of this planning application required some additional information to be provided and revisions to be made during the course of the application, so officers have worked positively and proactively to provide a recommendation for approval within the statutory timescale.
4. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with

the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

5. During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at: <http://www.communities.gov.uk/publications/planningandbuilding/partywall>