

DELEGATED APPLICATION REPORT

Address: 1 Briants Avenue, Reading

Application No: 171085/HOU

Proposal: Two storey rear extension.

Applicant: Mr I & J Spurr

Date received (valid from): 03/07/17

Target Decision date: 28/08/17

Case officer: Jonathan Markwell

1. Site Description and Surrounding Area

- i. The application site comprises a detached single dwellinghouse, built in 1897, located on the east side of Briants Avenue, close to the junction with Gosbrook Road (to the south). The host building is unusual within the context of this part of the street, with the front elevation (incorporating two bay windows between the central front door of the building) being to the (south) side, and a side elevation of the building fronting Briants Avenue. To the south of the building there is hardstanding used for off-street parking, while to the east of the building is an expansive (in the context of other properties within the road) private amenity space. To the north of the site is the beginning of semi-detached terrace-style properties, while to the south are a pair of later inter-war semi-detached properties. Opposite to the west is the relatively modern Willow Court flats.
- 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 two storey rear extension. Given the irregular shape/frontage of the host building, this is effectively a rear/side extension, infilling the north-east corner of the building with a 2.9mx4.3m extension, with its own pitched roof set down from those which already exist at the building. The extension would be set off the boundary with No. 3 by 2.5m, with there being a distance of 5m to the side facing (towards the application site) ground floor kitchen window on the rear return of No.3.
- ii. A number of other associated works are also shown on the plans, all of which in themselves are within the realms of permitted development for a single dwelling:
 - Altering a window to a set of doors on the east elevation at ground floor level
 - Removal of two brick chimneys (on the east and west elevation roofslopes - one west roofslope chimney would remain)
 - Removal of a vent in a first floor window on the south elevation
 - Increasing the width of a first floor window on the west elevation (to match others on this elevation)
 - Infilling an existing doorway on the north elevation at ground floor level
- iii. The applicant has not referenced these alterations on the application form and, as such, they do not form part of the planning appraisal. During the course of the application the applicant has submitted a statement in relation to flooding matters.

3. Consultation

- i. Neighbour Consultation
Neighbour letters were sent on 12/07/17. A site notice was erected by the applicant on 15/07/17. 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:

010 Rev 00 - Location Plan
020 Rev 00 - Existing ground floor plan
021 Rev 00 - Existing first floor plan
022 Rev 00 - Existing roof plan
030 Rev 00 - Existing west elevation
031 Rev 00 - Existing south elevation
032 Rev 00 - Existing east elevation
033 Rev 00 - Existing north elevation

100 Rev 00 - Proposed site plan
200 Rev 00 - Proposed ground floor plan
201 Rev 00 - Proposed first floor plan
202 Rev 00 - Proposed roof plan
300 Rev 00 - Proposed west elevation
301 Rev 00 - Proposed south elevation
302 Rev 00 - Proposed east elevation
303 Rev 00 - Proposed north elevation

All received on 03/07/17

Flooding Risk Statement, as received 01/08/2017

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 extension, although two-storeys in height, is relatively modest in footprint, effectively in-filling the rear side elevation gap at the property. The proposal seeks to follow the form of the existing building, with a further pitched roof, set down slightly from that which already exists on the east elevation. Accordingly, it is considered to be sufficiently subordinate to the original dwelling. The proposal, set to the rear/side of the building fronting the road, would only be partially visible in glimpsed views along Briants Avenue, thereby mitigating its potential impact. Its width would align with the existing north side elevation and not extend beyond it, leaving a 2.5m gap to the boundary with No. 1a. The proposed materials would align with those existing, with matching brickwork and roof tiles specified on the plans. Accordingly, the scale, location, materials and design of the proposal is considered to comply with policies CS7 and DM9.

- 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 1a (owing to the location and distances involved, no other neighbouring occupiers are considered to be potentially impacted). It is considered that the 2.5m gap to the boundary with this neighbour, together with the 4-5m distance to windows at 1a means that no significant adverse amenity impacts would occur. More specifically, 45 degree daylight tests are shown to be passed in respect of the relevant neighbouring windows in plan/elevation form. With regard to outlook/sense of enclosure matters, it is acknowledged that a two-storey addition at this point will alter the context for No. 1a. However, the relatively modest size of the addition (in the context of the existing building) and the gap to the boundary / nearby windows means that any loss of outlook / sense of enclosure is not considered to be so severe to warrant a sustainable reason for refusal.

Windows are proposed on the east elevation (facing towards the garden) rather than the north elevation (which would face No. 1a directly and cause unacceptable overlooking at first floor level). As a consequence, a condition will specify that permission would need to be sought should the applicant subsequently wish to include any window on the first floor north elevation. The provision of a first floor window on the east elevation is not considered to be significantly harmful to the amenity of No 1a, owing to the existing context at the site.

It is considered that there is ample off-road parking for construction to take place without causing harm to highway safety or the amenity of neighbouring / nearby occupiers.

For current and future occupiers of the host dwelling, the proposed works will improve the quality of accommodation provided at the site, providing an en-suite to the master bedroom at first floor level and enabling an open plan kitchen/diner, leading out to the rear garden, to be provided at ground floor level.

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, incorporating the Environment Agency standing advice / NPPG. In this case the following is considered to be pertinent:

- The existing ground floor level is considerably higher than the predicted flood levels (and higher than the highest recorded river levels when significant flooding last occurred in Lower Caversham in 2003).
- The footprint of the proposed extension is relatively modest - 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 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 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out other than in accordance with the following drawings and documents;

100 Rev 00 - Proposed site plan
200 Rev 00 - Proposed ground floor plan
201 Rev 00 - Proposed first floor plan
202 Rev 00 - Proposed roof plan
300 Rev 00 - Proposed west elevation
301 Rev 00 - Proposed south elevation
302 Rev 00 - Proposed east elevation
303 Rev 00 - Proposed north elevation

All received on 03/07/17

Reason: To clarify which plans have been approved and in the interests of proper planning.

3. The materials to be used in the construction of the external surfaces of this development shall match those of the existing building, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of ensuring that the new development appears in keeping with the character of the existing building and wider area, 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).

4. No window or opening shall be inserted in the first floor north facing elevation of the extension hereby approved without securing the necessary permission from the local planning authority.

Reason: In order to protect the residential amenity of neighbouring occupiers from overlooking, in accordance with Policy DM4 of the 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 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>