

DELEGATED APPLICATION REPORT

Application No: 170793

Address: 129a South View Avenue

Proposal: Single storey rear extension, two storey side extension and hip to gable loft conversion

Case officer: Matt Burns

Site Description and Surrounding Area:

The application relates to a 2 storey end of terrace dwelling located on the north side of South View Avenue, close to the junction with Donkin Hill, Briant's Avenue and Lower Henley Road.

Proposal:

The application seeks planning permission for a single storey rear extension, two storey side extension and hip to gable loft conversion incorporating a hip to gable roof extension and rear dormer roof extension.

The proposed two storey side extension would be 2.8m in width and 3.9m in depth with a gable roof and ridge height of 6.7m, whilst the proposed single storey rear element would be L shaped with a maximum depth of 7m along the west boundary reducing to 2.3m to the rear of the dwelling and along the east boundary of the site.

Amended plans have been submitted regarding the proposed rear dormer roof which now show modest in-setting from the eaves of the main roof. Three roof lights are proposed to the front elevation roof plane.

Plans Considered:

Drawing no.s

2017.01.PL.102.A - Existing Plans

2017.01.PL.112.B - Proposed Plans

Received on 29th August 2017

2017.01.PL.113.A - Proposed Elevations and Section

Received on 28th July 2017

2017.01.PL.103 - Existing Elevations

TQRQM17107142355217 - 2017.01.PL.100 - Location Plan

Received on 19th May 2017

Relevant Planning History:

None.

Consultation Responses:

No.1 Donkin Hill, no. 129 South View Avenue and no. 7 Coach House Mews South View Avenue have been notified of the application and a site notice has also been displayed at the site.

No letters of representation have been received.

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.

Relevant Planning Policy and Guidance

The following local and national planning policy and guidance is relevant to this application:

Reading Borough Local Development Framework Core Strategy, 2008 (amended 2015)
CS7 (Design and the Public Realm)
CS35 (Flooding)

Sites and Detailed Policies Document, Oct 2012 (amended 2015)
DM4: Safeguarding Amenity
DM9: House Extensions and Ancillary Accommodation

Supplementary Planning Guidance - A Design Guide to House Extensions (2003)

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

There is evidence of a variety of roof styles within the South View Avenue street-scene such that the proposed hip to gable roof extension would not be out of keeping with surrounding character. No. 135 South View Avenue to the opposite end of the same terrace of houses has a gable roof and in effect the proposal would result in a more balanced appearance to the row. Whilst large the proposed flat roof rear dormer roof extension would retain a suitable set back from the eaves such that it is considered to integrate satisfactorily with the main roof. To the rear of the property the dormer extension would not be visible from the street-scene. It is noted that a rear dormer roof extension of similar scale could be constructed under permitted development rights without the need for planning permission.

The introduction of 3 modest roof lights to the front elevation is not considered to result in any significant harm to the character of the dwelling or surrounding area.

The proposed two storey side extension with pitched gable roof would reflect the appearance of the main roof of the dwelling (to be extended by way of hip to gable conversion). As such this is considered to integrate satisfactorily with the appearance of the host property. The two storey extension is set back significantly (4m) from the front elevation of the existing such that whilst set close to the west boundary of the site, this is not considered to appear unduly prominent within or to disrupt the rhythm of the street-scene.

The proposed single storey rear extension would not be visible from the street-scene and with pitched roof design is considered to integrate satisfactorily with the host dwelling. Whilst

significant in depth the dwelling would retain a more than adequate amenity space and the rear projection is not considered out of keeping with the grain the area given the rear extent of both adjacent neighbouring dwellings.

The proposal is considered to accord with Policies CS7 of the Core Strategy 2008, 2015 and DM9 of the Sites and Detailed Policies Document 2012, 2015.

Impact on neighbouring amenity

The modest depth (2.3m) of the proposed single storey rear extension along the east boundary of the site is such that this part of the proposal is not considered to result in any undue loss of light or overbearing impact to the adjoined dwelling (no. 129 South View Avenue).

Along the west boundary the proposed two storey side extension would not project beyond the rear elevation of the host or adjacent dwelling (no. 7 Coach House Mews). This adjacent property is three storeys in height and incorporates first and second floor side facing windows serving non-habitable spaces (stairs) such that no undue loss of light or overbearing impact is considered to result. The proposed single storey extension would project to a greater extent but, given the depth of no. 7 Coach House Mews would also not project beyond the rear extent of the neighbouring conservatory. Whilst set close to the boundary (0.2m) there is an existing outbuilding (to be removed as part of this application) set in a similar position on the boundary. In addition, the proposed single storey extension would incorporate a modest eaves height of 2.5m such that is not considered to appear overly dominant or overbearing to the neighbour.

No side facing windows above ground floor level are proposed such that no undue overlooking or loss of privacy is considered to result to no. 129 South View Avenue or no. 7 Coach House Mews either side of the application site. Furthermore, with a separation of 17m to the rear boundary with the end of the garden of no. 1 Donkin Hill, it is not considered that the window to the proposed rear dormer roof extension would result in any undue overlooking in this respect.

The proposal is considered to accord with Policies DM4 and DM9 of the Sites and Detailed Policies Document 2012, 2015.

Flooding

The site is partly located within flood zone 3. Flood risk assessment information has been submitted as part of the application in accordance with Environment Agency standing advice. This indicates that floor levels would be set no lower than existing and that surface water flows would be managed by way of a soakaway to be installed in the rear garden. It is not considered that the proposal would be detrimental in terms of flood risk.

The proposal is considered to accord with Policy CS35 of the Core Strategy 2008, 2015.

Other Issues

The proposal would not be liable for the Community Infrastructure Levy.

RECOMMENDATION:

Grant planning permission, subject to the following 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 or as shown on drawing no. 2017.01.PL.113.A - Proposed Elevations and Section Received on 28th July 2017

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 permission relates only to the following plans and drawings as received by the local planning authority:

2017.01.PL.102.A - Existing Plans
2017.01.PL.112.B - Proposed Plans
Received on 29th August 2017

2017.01.PL.113.A - Proposed Elevations and Section
Received on 28th July 2017

2017.01.PL.103 - Existing Elevations
TQRQM17107142355217 - 2017.01.PL.100 - Location Plan
Received on 19th May 2017

Reason: for the avoidance of doubt and in the interests of proper planning.

4. The development hereby permitted shall not be carried out other than in accordance with the Greenway Barrow Architects Ltd Flood Risk Assessment ref. 2017.01 received on 28th July 2017.

Reason: To prevent increased flood risk in accordance with Policy CS35 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

5. The extensions hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 129a South View Avenue Caversham Reading Berkshire RG4 5BB.

Reason: It is considered that the site is inappropriate for an independent unit of accommodation in addition to the main dwelling and such development would be detrimental to the amenities of the area in accordance with Policy DM9 of the Sites and Detailed Policies Document 2012.

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 any 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.
5. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the dwelling, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations and roof overhang, encroaches on, under or over adjoining property. It should be noted that this permission relates solely to works included within the application site.