

DELEGATED APPLICATION REPORT

Address: 38 Crawshay Drive

Application No: 181014 / HOU

Proposal: Single storey rear and side extension and demolition of existing garage.

Applicant: Mr & Mrs Spencer

Date received (valid from): 09/06/2018

Target Decision date: 04/08/2018

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a two storey semi-detached dwelling on the north side of Crawshay Drive in Emmer Green. The application site includes a rear amenity space approximately 25m deep and 17m wide. There is an existing detached garage and front drive way that provides off road parking.

To the north of the application site the surrounding area is predominantly agricultural whilst in all other directions the surrounding area is mainly residential characterised by large detached and semi-detached properties.

The application building is not listed, nor is it located within a conservation area.

2. The Proposal

A householder planning permission is sought to demolish the existing detached garage and erect a single storey side and rear extension.

The rear element of the proposal would be full width and project 3.5m from the existing rear elevation. The side element of the proposal would project 3m from the existing side elevation. The extension would have a wraparound form with a lean-to style roof that would have a maximum height of 3.5m and an eaves height of 2.4m. The side element of the proposal would be set back from the existing front elevation by 0.5m.

A window and set of glazed bi-fold doors are proposed in the rear elevation of the extension and a window and door are proposed in the side elevation of the extension. Two roof lights are also proposed in the rear facing roof slope of the extension.

3. Consultation

Neighbours consultation:

No.s 36 and 40 Crawshay Drive have been notified of the application and a site notice has also been displayed at the site from the 13th June 2018.

No responses have been received.

Transport consultation:

The RBC Transport Development Control Advisor provided the following comments:

Plans illustrate a new integral garage is to be provided. It is recommended that the internal dimensions for a single garage are 7m long x 3m wide, therefore the proposed garage falls short of the council's standard a replacement garage that is comparable in size to the original can be considered if additional off road parking is provided. Submitted Block Plan indicates that the access and driveway are to be increased in size which would result in the partial loss of the grass verge outside the property which is part of the public

highway. A license will need to be obtained from Highways for any work on the public highway.

Revised plans illustrating the revised access, grass verge and proposed parking layout are required so that this application can be fully determined.

4. Plans and Documents Considered

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

Drawing No.:

- 2017-114-P Rev. B - Block Plan
- 2017-214-P Rev. A - Existing Elevations
- 2017-314-P Rev. A - Existing Plan
- 2017-414-P Rev. C - Proposed Elevations
- 2017-514-P Rev. C - Proposed Plan
- 2017-614-P Rev. C - Cross Section
- 2018-714-P Rev. B - Location Plan

As received: 09/06/2018

- 2017-114-P Rev. C - Block Plan

As received: 02/08/2018

5. Relevant Planning History

180791 - Rear extension measuring 3.5m in depth, with a maximum height of 3.7m, and 2.7m in height to eaves level. Notification of the construction of an extension under class A Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 - Application Withdrawn

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 existing detached garage to the west side of the application property would be demolished in order to facilitate the erection of the proposed side and rear extension. Considering the existing massing of the detached garage and that the extension would also be single storey, the proposed development is not considered significantly out of character with the host dwelling or surrounding area. The proposal would be set off the boundary with no.40 by 0.7m, whereas the existing garage abuts the boundary. As such the proposal would and not appear unduly cramped.

The proposal would project 3.5m from the existing rear elevation and 3m from the existing side elevation. The side element would be set back 0.5m from the existing front elevation and both rear and side elements would be single storey. The proposal follows the advice for both rear and side extensions as described in the SPG - A Design Guide to House Extensions (2003).

Being single storey, set back from the existing front elevation and relatively modest in scale, the proposed extension would appear subservient to the existing dwelling. Made with materials to match existing it is considered to integrate satisfactorily with the character of the host dwelling and visual amenity of the surrounding area.

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.

Impact on neighbouring amenity

The two properties potentially affected by the proposed development are no.s 36 and 40 Crawshay Drive located to the east and west of the application site respectively.

Regarding no.36, the adjoining neighbour, the proposed extension would abut the common boundary however it would not project beyond the existing rear conservatory at no.36. Given that the proposal would be single storey and would align with the existing conservatory, it is considered that it would not result in an unacceptable overbearing impact or loss of light. Further, the proposal would be single storey with no east facing side windows. As such it would not have a detrimental impact in terms of privacy or overlooking.

The application site and neighbouring no.40 are sited on a corner, the result of this is that the application property and no.40 are angled apart being separated by a distance of 7m at the front corner of each property and 14m at the rear corner of each property. There is also a change in ground levels along the road with no.40 being lower than the application property and the detached garage at no.40 is built along the boundary with the application site.

Weighing the change in ground levels against the significant gapping between the proposal and habitable rooms at no.40, that the existing garage at no.40 is between the habitable room and the proposed extension and the relatively minor scale of the proposed single storey extension; it is considered that, on balance, the proposal would not result in an unacceptable overbearing impact or significant loss of light.

A single west side facing window is proposed in the side elevation of the extension. As the window would be at ground floor level and towards the rear of the proposal, which is angled away from no.40, it is not considered that the proposal would result in a significant loss of privacy or overlooking impact.

The proposal accords with Policies DM4 and DM9.

Other Issues

Community Infrastructure Levy

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

Transport

An additional plan was submitted on 02/08/2018 (Drawing no. 2017-114-P Rev. C - Block Plan) showing the proposed parking provision and revised access arrangement. A licence will be required for any works to a public highway and an informative is attached advising the applicant such.

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.:

- 2017-414-P Rev. C - Proposed Elevations
- 2017-514-P Rev. C - Proposed Plan
- 2017-614-P Rev. C - Cross Section
- 2018-714-P Rev. B - Location Plan

As received: 09/06/2018

- 2017-114-P Rev. C - Block Plan

As received: 02/08/2018

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.

5. i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.

ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.