

DELEGATED APPLICATION REPORT

Address: 11 Gravel Hill, Reading

Application No: 171111/HOU

Proposal: Single storey flat roof rear extension replacing existing conservatory and outbuildings.

Applicant: Mrs Martin

Date received (valid from): 05/07/17

Target Decision date: 30/08/17

Case officer: Jonathan Markwell

1. Site Description and Surrounding Area

- i. The application site comprises a semi-detached single dwellinghouse on the north side of Gravel Hill, opposite the junction with Cherwell Road in Emmer Green. The application site building is not listed, nor located within a conservation area.

2. The Proposal

- i. A householder application for planning permission is sought for a single storey flat roofed rear extension to replace the assortment of outbuildings and 'conservatory' existing at the site at present. The extension would be 4.2m in depth, 5.4m in width (set 0.15m off the boundary with No. 9) and 2.9m in height. A rooflight is also proposed, which would project 0.15m above the flat roofed extension, taking the overall height up to 3.05m at this point.
- ii. The existing 'conservatory' covers a similar depth to the now proposed extension, but also wraps around the boundary towards No. 11 to connect to the existing garage at the host property. It is noted that neighbouring properties have a variety of existing rear extensions, comprising pitched (e.g. No. 9) and flat roofs (No. 13).

3. Consultation

- i. Neighbour Consultation
Neighbour letters were sent on 12/07/17. No responses have been received.

4. Plans & Documents Considered

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

MARTIN-0517-04 - Block & Location Plans

MARTIN-0517-03 - Existing plans and elevations

MARTIN-0517-02 - Proposed elevations

MARTIN-0517-01 - Proposed ground floor plan

MARTIN-0517-05 - Proposed section A-A

All received on 05/07/17

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

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

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

The proposed replacement extension represents a relatively modestly sized extension to the host building, which is not out of scale or character with the host building or extensions already existing on neighbouring properties. The proposed extension represents a visual improvement in comparison with the existing 'conservatory' and outbuildings (which would be removed as a result). The proposal is considered to sufficiently respect the character of the existing house/neighbours in terms of its scale, location, materials and design, being of comparative depth to that existing at the site. The proposal would not be visible from the public realm. With the above in mind 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, on the proviso that the flat roof area is not used as a terrace (whereby overlooking / noise and disturbance could occur). A condition will secure this.

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

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;

MARTIN-0517-04 - Block & Location Plans
MARTIN-0517-03 - Existing plans and elevations
MARTIN-0517-02 - Proposed elevations
MARTIN-0517-01 - Proposed ground floor plan
MARTIN-0517-05 - Proposed section A-A
All received on 05/07/17

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. The flat roof area of the rear extension hereby approved shall not be used as roof terrace, and any access out onto this area shall be for maintenance/means of escape purposes only.

Reason: In order to prevent any detrimental impacts of overlooking and/or noise and disturbance of the neighbouring premises, in accordance with the requirement of 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 no issues to be resolved, 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>