

DELEGATED APPLICATION REPORT

Address: 5 Northbrook Road, Reading

Application No: 180123

Proposal: First floor rear extension and associated works.

Applicant: Mr & Mrs A Jegede

Date received (valid from): 22/01/2018

Target Decision date: 19/03/2018

Case officer: Tom French

1. Site description and Surrounding Area

The proposal site contains a two storey detached dwellinghouse on the east side of Northbrook Road. The site is between Queensway and Rowallan Close, opposite Hertford Close. Northbrook Road slopes downwards in a southerly direction and the application property is at an elevated level, approximately 0.5m above No.7. The application site has a small square shaped rear garden of approximately 10m in depth.

The proposal site is surrounded by similar detached dwellinghouses in a predominantly residential area,

2. The Proposal

A householder application for planning permission is sought for a first floor rear extension and enlarged windows in the side elevation. The proposed extension is to be located above an existing flat roof extension close to the south boundary of the site. The extension is proposed to project 2.7m from the rear wall and be 4.6m wide. This would leave a distance of 1.4m between the edge of the existing extension and the proposed extension.

It is also proposed to increase the size of the existing sky light that is located above the kitchen/family area.

It is also proposed to increase the size of the existing window in the side (south) elevation at ground floor level.

The internal implications would be that the existing bedroom 2 would be increased in size and would include an en-suite toilet and shower room. However, as the dwelling is not listed this does not require planning permission and is therefore not referenced in the description of development (as stated by the applicant).

3. Consultation

Neighbours consultation:

Neighbour letters were sent on 24/01/2018. A site notice was erected by the applicant on 24/01/2018. No responses have been received.

Ecology consultation:

RBC Ecology consultations sent the following comments:

The application site comprises a modern detached house where it is proposed to construct a small first-floor extension and to make internal alterations. Considering the extent of the proposed works, the structures to be affected and the good condition of the building (as viewed on Google Streetview), it is unlikely that bats or other protected species will

be adversely affected by the proposals. As such, there are no objections to this application on ecological grounds.

4. Plans and Documents Considered

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

Drawing No.:

- BA 0121 01 - EXISTING PLANS & ELEVATIONS
- BA 0121 02 - PROPOSED PLANS & ELEVATIONS

5. Relevant Planning History

- 11/05/1995 - 950024 - FUL - First floor rear extension - Application Permitted
- 18/07/2000 - 990294 - FUL - Single storey rear conservatory extension - Application Permitted
- 15/07/2008 - 080236 - FUL - Proposed 1st floor extension and conservatory addition (renewal of expired consent: 00/0830/FUL) - Application Returned
- 29/04/2009 - 090925 - FUL - Proposed 1st floor rear extension and conservatory addition - Application Returned
- 10/08/2009 - 091753 - FUL - Proposed 1st floor extension and conservatory addition (renewal of expired consent: 00/0830/FUL) - Application Refused

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).

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving a listed building or its setting or any features of special interest which it possesses.

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

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

It is acknowledged from the planning history that a first floor rear extension was refused planning permission at the site in 2009 (see above). In 2009 the depth of the first floor extension was 4m (in this case it is 2.7m), with the officer report specifying that this depth was a key factor in the refusal of that proposal:

on the original house. Although, the proposal has been set down from the main dwelling, it is considered that by virtue of its 4m depth at first floor level, the massing and bulk of the extension would be out of keeping with the form and proportion host dwelling. Furthermore, given the elevated position of the proposal above the dwellings further to the south, the proposal would be visible from public vantage points to the side and the rear of the property, and as such would not appear sufficiently subordinate to the main dwelling, to the detriment of the street scene.

Therefore, by virtue massing and bulk is therefore considered that the proposal would be overly dominant and detrimental to the character of the host dwelling and the surrounding area. The design of the proposal therefore fails to comply with planning policies HSG 8, CS 7 and CUD 14 and Reading Borough Council's SPG entitled 'a design guide to housing extensions'.

As the proposed extension is to the rear of the property the proposal would not be visible from the street-scene along Northbrook Road. However it would be visible from Queensway. Due to the relatively modest depth of the proposed extension (2.7m, as opposed to the 4m refused in 2009) the proposal is not considered to be significantly harm the character of the area.

At a depth of 2.7m and with a width of 4.6m (under half the width of the dwelling) the extension would be relatively modest in size and with materials to match the proposal is

considered to integrate satisfactorily with the character of the host dwelling and the visual amenity of the surrounding area.

The host dwelling would not lose any amenity space as a result of the extension and would retain 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.

In addition, the increase in size of the window on the south elevation at ground floor level and enlarged roof light serving the rear ground level kitchen raises no design issues either.

Impact on neighbouring amenity

The proposed extension would not protrude past the extension at no. 7 Northbrook Road and would retain the existing 1.4m gap from the existing extension at the application site and the boundary with no. 7. It is therefore considered that the proposal would have no significantly harmful adverse effects in terms of overbearing or loss of light.

The extension is to the first floor and does not extend past the footprint of the existing dwelling. The extension would have no side facing windows and moving the existing rear facing window out of line with the neighbouring bedroom at no. 7 would have no significantly detrimental impacts on privacy or overlooking and is in accord with Policies DM4 and DM9. It is noted that a flat roof area beyond the proposed extension would remain, with this being 1.3m in depth. In the interests of protecting the amenity of neighbouring occupiers from a detrimental loss of privacy/overlooking, it is recommended that a condition be added to specify that the roof area beyond the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific planning permission from the Local Planning Authority.

In addition, the increase in size of the window on the south elevation at ground floor level and enlarged roof light serving the rear ground level kitchen raises no amenity issues either.

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 plan BA 0121 02 - PROPOSED PLANS & ELEVATIONS, as received 19/01/2018.

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

4. The flat roof area beyond or adjacent to the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific planning permission from the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy DM 4.

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://www.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. 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>