

DELEGATED APPLICATION REPORT

Target Date: 18/10/2017

Application No: 171469/HOU

Address: 18 Norman Road, Caversham

Proposal: Construction of new porch on front elevation to replace existing

Case officer: Ethne Humphreys

Site Description and Surrounding Area:

The application property is a two storey semi-detached dwelling located on the south side of Norman Road. The surrounding properties are of a similar design with a number of single storey front additions.

Proposal:

This is an application for a single storey front porch extension following demolition of existing front porch. The proposed materials would match those of the main dwelling.

Plans Considered:

The agent submitted the following drawings:

Drawing No: Block and Location Plans Pennock-0817-05

Drawing No: Existing Plan and Elevations Pennock-0817-03

Drawing No: Proposed Ground Floor Plan Pennock-0817-01

Drawing No: Proposed Elevations Pennock-0817-02

Drawing No: Section A-A Pennock-0817-04

Received 24th August 2017

Relevant Planning History:

None.

Consultation Responses:

Highways: No objection.

No letters of neighbour representation received. This includes the applicant erecting a site notice on 2/9/17, expiring on 23/9/17.

Summary of discussions with applicant/agent:

None. No formal pre-application advice was sought prior to the submission of this application.

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

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)

Appraisal

The main issues are considered to be:

- Design, impact on the character of the host dwelling and street scene
- Impact on neighbouring amenity

Design, impact on the character of the host dwelling and street scene

Due to the nature of the proposals the overall increase in the actual footprint of the dwelling would not be unduly excessive. Whilst the proposed porch would clearly be visible from the street scene, this is not an uncommon feature in the local area and Norman Road features a variety of front additions, including the front porch extension to No.19 Norman Road, the adjoining semi. It would be a modest addition, subservient to the host dwelling with materials to match which is appropriate. As such it is not considered to result in any adverse effect to the character of the host property or the visual amenities of the street scene.

Impact on neighbouring amenity

The neighbouring properties potentially affected by the proposals are No's 19 and 17 Norman Road, located to the west and east of the site respectively. Given its small scale nature and distance of at least 1m to both common boundaries it is not considered to result in any material loss of amenity in terms of loss of light, privacy or overbearing impact to either neighbouring property.

RECOMMENDATION:

Grant

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 be as stated in the application form and as annotated on the approved plans.

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 with Policy CS7 of the Core Strategy 2008 (altered 2015) and 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:

Drawing No: Block and Location Plans Pennock-0817-05

Drawing No: Proposed Ground Floor Plan Pennock-0817-01

Drawing No: Proposed Elevations Pennock-0817-02

Drawing No: Section A-A Pennock-0817-04

Received 23rd August 2017

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

Informatives relating to:

- a. 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.
- b. The applicant's attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.
- c. 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>
- d. 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>
- e. 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.

- f. 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.