

DELEGATED APPLICATION REPORT

Address: 40 Mill Green, Reading

Application No: 180084

Proposal: Single story side extension and rear extension

Applicant: Mr & Mrs R Lainchbury

Date received (valid from): 16/01/2018

Target Decision date: 13/03/2018

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains an end-of-terrace two storey dwellinghouse on the north side of Mill Green. Also included in the application site is a plot of land to the south of Mill Green that runs down to the bank of the river Thames. The plot on the south of Mill Green aligns with the land to the north, giving the impression of one long stretch of land being intersected by Mill Green. The application site is at the east end of a row of six terrace dwellinghouses.

The application site is within Flood Zone 3 as shown at: <https://flood-map-for-planning.service.gov.uk/summary/472367/174349>

2. The Proposal

A householder application for planning permission is sought for a single storey side extension and a single story rear extension. The proposal would protrude from the existing shower room by 2.9m and 8.9m from the living room. The result of the extensions would be to create a single kitchen/living/dining area spanning from boundary to boundary.

It is proposed that the existing shed be demolished to make space for the rear extension.

The extension would have five roof lights.

3. Consultation

Neighbours consultation:

Neighbour letters were sent on 30/01/2018. A site notice was erected by the applicant on 30/01/2018. No responses have been received.

Transport consultation:

RBC Transport provided the following consultation:

Although not illustrated on submitted plans it would appear that parking is provided at the rear of the dwelling from Send Road, therefore Transport do not have any objections to this application as the proposed extension does not impact on the existing parking arrangements or other road users.

IF3 Highways

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.

4. Plans and Documents Considered

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

Drawing No.:

- CAD114-01 B - Existing part ground floor plan
- CAD114-02 A - Existing part first floor plan
- CAD114-03 A - Existing part second floor plan
- CAD114-04 A - Existing roof plan
- CAD114-05 A - Existing elevation (1 of 2)
- CAD114-06 A - Existing elevations (2 of 2)
- CAD114-07 - Existing section
- CAD114-08 A - Proposed part ground floor plan
- CAD114-09 A - Proposed part first floor plan
- CAD114-10 A - Proposed part second floor plan
- CAD114-11 A - Proposed roof plan
- CAD114-12 A - Proposed elevations (1 of 3)
- CAD114-13 A - Proposed elevation (2 of 3)
- CAD114-14 A - Proposed elevation (3 of 3)
- CAD114-15 - Proposed section
- CAD114-LP A - Location plan
- CAD114-SP - Site plan

As received: 17/01/2018

- Flood Risk Assessment - Single storey side return & rear extension at 40 Mill Green, Caversham, RG4 8EX

As received: 28/02/2018

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

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

As the proposed extension is to the rear of the property the proposal would not be visible from the street-scene along Mill Green. Whilst the application site does back onto Send Road the high boundary wall, combined with the large rear shed and relatively long rear garden result in minimal impact upon the street scene of Send Road.

The proposed extension would span from boundary to boundary however given the nature of terrace housing this is considered to integrate well with the character of the host dwelling and surrounding area.

The host dwelling 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.

Impact on neighbouring amenity

42 Mill Green has an existing rear extension, the side elevation of which forms the boundary with the application site. The proposed extension would not project beyond the existing rear elevation of the extension at no. 42 and would also be lower at the eaves than the extension at no. 42. As such there would be no adverse effect in terms of loss of light or overbearing.

Regarding no. 38 Mill Green the proposed extension would have a pitched roof with an eaves height of 2.9m and would protrude 2.9m from the existing rear elevation. The modest projection from the rear elevation, combined with the removal of the existing shed, would result in the proposal having no adverse effects in terms of loss of light or overbearing.

Further, the proposal is for a single storey extension with no windows in the side elevation. Combining this with the extension being set back from no. 42 and it is considered that the proposal would not have a detrimental impact in terms of privacy or overlooking and is in accord with Policies DM4 and DM9.

Other Issues

Flooding:

The site is located within Flood Zone 3. The plans submitted as part of the application indicate that the floor levels of the proposed development would be set at the height of the property. Further flood proofing measures are described in the flood risk assessment (FRA) that was submitted alongside this application. It is not considered that the proposal would result in a significantly increased risk of flooding and complies with Policy CS35. A condition is recommended that states that development shall only be undertaken in accord with the FRA as received by the LPA on 28/02/2018.

TPO trees:

There is a tree that is subject to a tree preservation order (TPO) near the front of the application property. As the proposed development is to the rear it is not considered that this should constitute a reason for refusal. However, a condition is recommended that states all access for constructions works are from the rear of the application site (from Send Road) to prevent damage to the TPO tree during construction.

CIL:

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

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.:

- CAD114-08 A - Proposed part ground floor plan
- CAD114-09 A - Proposed part first floor plan
- CAD114-10 A - Proposed part second floor plan
- CAD114-11 A - Proposed roof plan
- CAD114-12 A - Proposed elevations (1 of 3)
- CAD114-13 A - Proposed elevation (2 of 3)
- CAD114-14 A - Proposed elevation (3 of 3)
- CAD114-15 - Proposed section
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- CAD114-SP - Site plan

As received: 17/01/2018

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

4. All vehicles associated with the construction of the development shall access the site solely from Send Road and not Mill Green.

Reason: To prevent damage to any trees subject to tree protection orders along Mill Green and in the interests of road safety in accordance with Policy CS20, Policy CS38 and Policy DM12.

5. The development hereby approved shall only be undertaken in accordance with the document, 'Flood Risk Assessment Single storey side return & rear extension at 40 Mill Green, Caversham, RG4 8EX', which was received by the Local Planning Authority on 28th February 2018.

Reason: in order to comply with good practice building for flood resilience/safety in the flood zone. Policies: CS35

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. 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>