

DELEGATED APPLICATION REPORT

Address: 55 George Street, Reading, RG1 7NP

Application No: 171088/HOU

Proposal: Single storey rear extension

Applicant: Mr P Kiramba

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

Target Decision date: 01/09/17

Case officer: Jonathan Markwell

1. Site Description and Surrounding Area

- i. The application site comprises a two storey mid-terraced house (including two-storey outrigger) located on the east side of George Street, close to the junction with Great Knollys Street to the north and almost opposite the junction with Cambridge Street to the west. The surrounding area is predominantly residential in nature with rows of terraced dwellings. The building is not listed and not within a conservation area.

2. The Proposal

- i. A householder application for planning permission is sought for a single storey rear extension, which would effectively in-fill the rear return of the property to provide a wrap-around virtually full width rear extension at ground floor level (thereby consuming the outrigger at ground floor level). The extension will include a flat roof and two roof lights. It will measure 6.7m in length from the main rear elevation and go beyond the rear building line of the existing outrigger by 1.1m. The width of the extension will be 4.4m and is set off the boundary with No. 57 by 0.1m, or an increase in width of 2.2m where the existing outrigger is located. The height of the extension is 2.8m in height. The application form specifies that matching (brick/ white upvc) materials are proposed. The proposed extension would replace the eclectic mix of temporary open structures which presently cover a larger area than the proposed extension. The proposal would create a large lounge/dining room, with the existing kitchen/bathroom relocated to the rear room area of the main original house.

3. Consultation

- i. Neighbour Consultation
A total of three neighbour letters were sent as part of this application on 17/07/17. No responses have been received.

4. Plans & Documents Considered

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

GS-P1:002 - Location Plan, as received on 03/07/2017

GS-P1:001 - Block Plan, as received on 03/07/2017

GS-P1:003 - Existing Floor Plans, as received on 03/07/2017

GS-P1:004 - Proposed Floor Plans, as received on 03/07/2017

GS-P1:005 - Existing & Proposed Elevations, as received on 05/07/2017

5. Relevant Planning History

171090 - Proposed loft conversion with new dormer roof projections to rear of existing building. Current application under consideration.

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 single storey rear addition is considered to sufficiently respect the character of the existing house in terms of its scale, location, materials and design. At 2.7m / single storey in height it would evidently be a later addition to the host building, with the proposed materials matching the existing helping the extension to be in keeping with the character of the existing building. The proposed extension would also not extend beyond the rear building line of the neighbouring No. 53. With the above in mind the proposal is considered to comply with policies CS7 and DM9.

iii. Amenity

Given the extension does not extend beyond the rear building line of No. 86 and is limited in height, no amenity issues are envisaged with regard to this neighbouring property. This is ensured with the inclusion of a condition preventing the flat roofed area of the extension being used as a terrace (without permission from the Council).

The main potential impact of the proposals is on the amenity of existing/future occupiers at the neighbouring No. 57. This neighbouring property already has a two storey outrigger on the boundary with the host building and a further single storey addition beyond that. The proposed extension would extend beyond the rear building line of No. 57 (part two, part single storey additions) by 2m and would be 2.8m in height. It is also relevant to note that there is an existing 1.8m boundary fence between the properties, as well as a number of open structures at the rear of the host property. Owing to the relatively limited depth beyond the rear building line of the neighbouring property and the relatively limited height of the proposed extension, no significant adverse amenity impacts are anticipated. This is in terms of overlooking, sense of enclosure / overbearing / day/sunlight and all other matters referenced by policy DM4. No windows are proposed on the side elevation facing No. 57, downplaying any overlooking concerns, although the roof terrace condition referenced above is equally applicable to this neighbouring building too.

For current and future occupiers of the host dwelling, the proposed works will improve the quality of accommodation provided at the site, complying with policy DM4. Furthermore, a suitably sized rear amenity space would be maintained.

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;

GS-P1:002 - Location Plan, as received on 03/07/2017

GS-P1:001 - Block Plan, as received on 03/07/2017

GS-P1:003 - Existing Floor Plans, as received on 03/07/2017

GS-P1:004 - Proposed Floor Plans, as received on 03/07/2017

GS-P1:005 - Existing & Proposed Elevations, as received on 05/07/2017

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 and as stated on the application form dated 03/07/2017, 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 roof area of 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 DM4 of the Reading Borough LDF 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. 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.
6. 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>