

DELEGATED APPLICATION REPORT

Address: 1 Gurney Drive

Application No: 180557 / HOU

Proposal: Single storey rear extension following the demolition of the conservatories.
Erection of front porch

Applicant: Mrs Guin

Date received (valid from): 05/04/2018

Target Decision date: 31/05/2018

Agreed Extension of Time to: 04/07/2018

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a chalet bungalow with linked garage to the front of the property, located on the northern side of Gurney Drive, a cul-de-sac characterised by bungalows and chalet bungalows - including three pairs that are the same design as the property in question and other properties of a similar design. The application property has two conservatories located to the north west and south east sides of the rear elevation that are 3.2m X 3.7m and 3.2m X 2.5m respectively.

The application site building is not listed, nor is it located within a conservation area.

2. The Proposal

Householder planning permission is sought for the erection of a front porch and single storey rear extension.

The proposed rear extension would be 6m deep and 8.5m wide and would replace the existing rear conservatories. The extension would have a pitched roof with a maximum height of 3.8m and an eaves height of 2.7m. A flat roof 2.7m high is proposed along either side of the pitched roof. The roof of the extension would be set down 0.4m from the existing main ridge line, would leave a 1m gap to the boundary with no. 2 Gurney Close and the existing 2m gap to the boundary with no. 2 Gurney Drive would be retained. Six roof lights are proposed in the pitched roof of the rear extension and one in the proposed flat roof section to the north west of the proposed development.

The proposed front porch would be 2.3m deep and 2.6m wide and would project from the existing front elevation of the hall. The front elevation of the proposed porch would be set back 0.4m from the front elevation of the existing garage. The porch would have a pitched roof that joined the main roof at a height of 3.7m. Two roof lights are proposed in the north westerly roof slope of the proposed porch.

A further three roof lights are proposed in the existing flat roof on the north west side of the application property, one in the flat roof of the garage, one in the front slope of the existing main roof and one in the rear slope of the existing main roof.

3. Consultation

Neighbours consultation:

No.s 2 and 10 Gurney Drive, No.s 2 and 4 Gurney Close and No.s 29, 31 and 33 Woodcote Way have been notified of the application by letter.

Two letters of representation have been received with comments relating to the following:

- The end wall adjacent to no.2 Gurney Drive appears to be thinner than the other external walls. This gives rise to concerns regarding the structural strength and insulation requirements for habitable occupation.
- The rear bedroom has only one window which looks out to the proposed living area. Whilst the other rear bedroom window looks out onto the blank wall of no.2 Gurney Drive
- The introduction of a shower room would impact on the existing parking arrangement
- There are a range of irregularities and errors within the submitted drawings
- It is considered important that the design of the proposal is in accordance with the appearance of neighbouring properties
- Any development should result in a worthwhile investment for the house owner, with especial regard to the time spent and the capital expenditure involved.
- The proposed plan does not accurately represent the boundary between the application site and no.2 Gurney Drive
- Any future development must respect the link-detached status of the properties
- Any future development which adds toilets/bathrooms must ensure that the common sewage/waste water drains are of sufficient capacity to cope with any additional requirements

4. Plans and Documents Considered

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

Drawing No.:

- 631-18-Extg-02 - Plans as Existing
- 631-17-Extg-03 - Elevations as Existing
- 631-17-Prop-05 - Elevations as Proposed

As received: 05/04/2018

- 631-18-Existing-01A - Site Location Plan
- 631-18-Prop-04A - Plans as Proposed

As received: 26/06/2018

5. Relevant Planning History

172144 - HOU - Raising the height of roof ridge and construction of front and rear flat roof dormers to facilitate loft conversion. Single storey extension to the rear and a new front porch - Application Withdrawn

150061 - HOU - Front Porch - Application Permitted

950018 - FUL - Lean to conservatory to rear of house - Application Permitted

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)

Other guidance

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 that the porch element of the proposal would be visible from the street scene along Gurney Drive. However, the proposed porch would not project beyond the existing garage, would have a pitched roof set down 0.5m from the main ridgeline and would be made with materials to match existing. As such, the porch is considered to respect the character of the host dwelling and surrounding area in terms of scale, design, location and materials. Whilst every planning application is assessed on its own merits against all relevant planning policies, it is noteworthy that the proposed porch is of a similar design but smaller in scale to the one granted by permission 150061 (lapsed 11/03/2018).

The proposed rear extension would not be visible from the street scene, and set back 1m from the boundary with no. 2 Gurney Close and 2m from the boundary with no. 2 Gurney Drive would retain sufficient spaciousness to the boundary and would not appear unduly cramped. The materials and combination of roof forms proposed are considered to satisfactorily integrate with the visual amenity of the host dwelling and the surrounding area. The proposed extension would project just 2.3m beyond the existing rear elevation of the north westerly conservatory and a rear amenity space approximately 22m deep and 11m wide would be maintained.

Given the context of the existing built form and the spacious plot, a 6m rear extension is considered appropriate at this location in this specific instance. It is also considered likely that a similar scheme would be possible under permitted development rights via a prior approval neighbour consultation scheme. The host dwelling would retain sufficient 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

The properties potentially affected by this proposal are no. 2 Gurney Drive and no. 2 Gurney Close.

The proposed porch would not project past the existing garage and as such would have no negative impact on the amenity of no. 2 Gurney Drive. Regarding no. 2 Gurney Close, due to the 5.8m gap to the common boundary and relatively modest scale of the proposed porch there would be no significant adverse impact in terms of overlooking or overbearing and it would not result in any loss of light or loss of privacy.

The proposed rear extension would retain the existing 2m gap to the boundary with no. 2 Gurney Drive and the development closest to the boundary would have a flat roof 2.7m high. The proposal would breach the 45 degree line from the middle nearest habitable room window at no. 2 Gurney Drive. However, the proposed development: would only breach the 45 degree line at first floor level; would breach the 45 degree line at a distance of more than 5m from the window and the window nearest to the proposal is not the only window to serve the room. As such it is considered that the proposal would not have a significant adverse impact on no. 2 Gurney Drive in terms of overbearing impact and visual dominance, or loss of light and overshadowing.

As a result of no. 2 Gurney Close being situated in a corner plot, the application site is to the rear of no. 2 Gurney Close. The proposed extension would be set off the boundary with no. 2 Gurney Close by 1m and would project 2.3m beyond the existing north westerly conservatory that is sited 0.6m from the boundary. The proposed roof form closest to the boundary with no. 2 Gurney Close is a flat roof 2.7m high and the proposed development would have a separation distance of approximately 5m from the existing rear elevation of no.2 Gurney Close. Combining the above, and that the proposal would be single storey, and it is considered that the rear extension would not result in any significant detrimental impact in terms of overbearing affects, loss of light or overshadowing.

Furthermore, the proposal is for a single storey extension with no windows north westerly side elevation. As such the proposal is not considered to have any adverse effects in terms of loss of privacy or overlooking with relation to no. 2 Gurney Close. Whilst there are windows proposed in the south easterly side elevation of the extension, they are at ground floor level and a 2m separation distance to the boundary has been maintained. As such the proposal is not considered to have any significant detrimental impact on no. 2 Gurney Drive in terms of loss of privacy or overlooking.

Subject to the above condition the proposal is considered to accord with Policies DM4 and DM9.

Other Issues

Community Infrastructure Levy (CIL):

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

Public consultation responses:

Many of the issues raised in the comments from nearby occupiers have been addressed above. It is also noted that some elements have been addressed through the submission of amended plans. In relation to other matters, sewage capacity, insulation and the strength of walls are not material planning considerations. A Building Regulations application for the proposed development will be required. An informative is considered sufficient to address the above concerns.

Regarding the outlook from the proposed rear bedrooms, whilst unusual, the proposal does not represent a change in the existing situation and as such it is not considered to constitute a reason for refusal.

It is noted that the devaluation of the application property or nearby properties is not material consideration in the determination of a planning application.

The conversion of the garage to a habitable room will remove one of the two off street parking spaces originally provide with this property. The property will therefore no longer comply with the recommended number of parking spaces for a property of this size, as stated in the Revised Parking Standards and Design SPD (2011), which requires two off-road parking spaces. However, considering that the proposed development within the garage could take place under permitted development, it is not considered reasonable to refuse planning permission for this application for failure to provide two off-road parking spaces

Further, it is not considered that the proposed rear extension would alter the affect the existing link-detached status of the application property or the adjoining no. 2 Gurney Drive.

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.:

- PL/A401/01 - Existing & Proposed Ground Floor Plan
- PL/A401/05 - Location Map & Site Plan

As received: 11/04/2018

- PL/A401/04 Rev. A - Proposed Elevations

As received: 25/06/2018

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

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 agreed time period.