

DELEGATED APPLICATION REPORT

Application No: 170922/HOU

Address: 23 Elstow Avenue

Proposal: Single storey rear extension

Case officer: Matt Burns

Site Description and Surrounding Area:

The application site is a two storey, semi-detached property on the western side of Elstow Avenue which is part of Caversham Park Village. Caversham Park Village was built on the Radburn layout, meaning that the properties were designed so that the principal elevation of the properties faced onto a footpath, whilst the rear elevation faced the road and parking area. Over time, through the way the properties have been used on this street, the principal elevation of the properties is no longer considered to be that facing the footpath but rather the elevation facing the highway.

The property has an existing single storey front projection, housing the main entrance and a habitable room created through a garage conversion. There is also an existing, small, single storey projection to the rear of the property (a 'porch') which was originally the main entrance to the property.

Proposal:

The application seeks planning permission for a proposed single storey rear extension.

The extension would span the full width of the property and be 3m in depth with a lean to pitched roof with an eaves height of 2.5m rising to 3.3m where the extension adjoins the host property and incorporates two rear roof light and a high level side window to the north flank elevation.

Plans Considered:

Drawing no. ELA16PL-200A - Existing and Proposed Plans and Elevations

Received on 3rd August 2017

Relevant Planning History:

170377/CLP - A ground floor rear extension, not to exceed 3m in depth or 4 m in height - Refused.

Consultation Responses:

No.s 22 and 24 Elstow Avenue and no. 14 Abingdon Drive have been notified of the application and a site notice has also been displayed at the site.

One letter of representation has been received which does not objection to the proposal but points out the unusual orientation of the properties in this area in terms of the front and rear elevations.

Officer comments - This is acknowledged in the site description section of this report above.

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

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

The orientation of the host dwelling in terms of the historic front elevation facing the footpath to the west of the site rather than the road to the east is noted. However, as set out above the way the properties have been and are now used is such that, in a practical sense, the west elevation, to where the extension is proposed is the rear of the property.

The proposed extension is modest in scale and would not be readily visible to the surrounding area. The proposed lean to roof appearance would integrate satisfactorily with the host dwelling, whilst materials would match existing.

Sufficient amenity space is considered to be retained to the front and rear of the dwelling.

The proposed is considered to accord with Policy CS7 of the Core Strategy 2008, 2015 and Policy DM9 of the Sites and Detailed Policies Document 2012, 2015.

Impact on neighbouring amenity

The proposal is modest in scale and at 3m in depth is not considered to result in any undue loss of light or overbearing impact to the adjoined dwelling to the south (no.22) or the adjacent dwelling to the north (no.24).

The proposed side facing window to the north flank elevation is set 1m from the boundary with the adjacent dwelling (no.24) and is high level at 1.7m in height. As such it is not considered that any undue overlooking or loss of privacy would occur.

The proposal is considered to accord with Policies DM4 and DM9 of the Sites and Detailed Policies Document 2012, 2015.

Other Issues

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

RECOMMENDATION:

Grant planning permission, 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 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 permission relates only to the following plans and drawings as received by the local planning authority:

Drawing no. ELA16PL-200A - Existing and Proposed Plans and Elevations
Received on 3rd August 2017

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

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.

5. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the dwelling, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations and roof overhang, encroaches on, under or over adjoining property. It should be noted that this permission relates solely to works included within the application site.