

DELEGATED HOUSEHOLDER APPLICATION REPORT

App Ref: 170660/HOU

Address: 7 Brair Close

Proposals: Single storey side extension to replace existing garage

Case Officer: Jasmine Singh

Expiry date: 17 July 2017

1. INTRODUCTION

The application property is a two storey semi-detached property, situated on the horseshoe Brair Close off Hemdean Road. The application site contains a garage to the side which would be altered to facilitate the proposed side extension. There is a topographical change at the site,

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey side extension with a maximum height of 4m and 2.5 at eaves level. The existing garage would be altered by removing the garage door and window would be inserted in the front elevation. The roof would be replaced with the mansard shaped roof and no windows have been proposed in the side elevation. The materials would match the host dwelling. The proposal essentially follows the footprint of the existing garage (barring a small increase in depth on the rear elevation, to align with the rear building line on the rest of the property), with a single pitch rising away from the boundary to the side elevation of the existing house.

Plans considered:

Site plan Block plan: 2001/P-00

Existing Elevations& floor plans: 2001/P-03 Rev A

Proposed ground floor & elevations: 2001/P04 Rev B

3. RELEVANT PLANNING HISTORY

None relevant at application site.

4. CONSULTATIONS

4.1 A site notice was erected by the applicant on 25th May.

4.2 One response received from a nearby owner, stating no objection, but commenting that all parts of the extension, ie walls and any overhanging parts such as gutters, should be within the boundary between no 7 and No 8 Briar Close. The boundary is quite well defined since the existing garage wall at no 7 and the wall of the kitchen extension at no 8 are separated by just a few mm, so the boundary is along the line between these 2 walls.

4.3 Officer comment: the standard party wall act informative is recommended to be included.

5. LEGAL AND PLANNING POLICY CONTEXT

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. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'.

The following local and national planning policy and guidance is relevant to this application:

National Policy

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Development Framework Core Strategy (2008)

CS7 (Design and the Public Realm)
CS24 (Car / cycle parking)

Sites and Detailed Policies Document (2012)

DM4 (Safeguarding Amenity)
DM9 (House Extensions and Ancillary Accommodation)
DM12 (Access, Traffic and Highway Related Matters)

RBC Supplementary Planning Documents

SPG - A Design Guide to House Extensions (2003)
Revised Parking Standards and Design SPD (2011)

6. APPRAISAL

DM9 states: An extension to a house will be acceptable where it:

- A. Respects the character of the house in terms of scale, location, materials and design;

To assess this, the following has been considered - would the proposal:

- detract from the appearance of the original building through the use of ill-matching materials and by not fitting in with the design, scale and proportions of the original building; **No. Materials are proposed to match those of the existing property.**
- reduce the amount of usable amenity space for the property to an unacceptable degree; **No.**
- require the loss of trees in the garden or put significant trees at risk; **No.**

- B. Respects the character and pattern of neighbouring properties and the street as a whole in terms of scale, location, materials and design, and any important existing building line; Respects neighbour's amenities and does not present a large blank façade to public areas.

To assess this, the following has been considered - would the proposal:

- significantly reduce the amount of daylight and sunlight enjoyed by neighbouring properties; **No:**

- invade the privacy of neighbouring properties through overlooking from windows or balconies; **No.**
- detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **No.**
- detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **No:**

DM4: Safeguarding Amenity states an extension to a house will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties.

To assess this, the following has been considered - would the proposal cause a significant detrimental impact to the living environment of existing or new residential properties in terms of:

- Privacy and overlooking; **NO**
- Access to sunlight and daylight; **NO**
- Visual dominance and overbearing effects of a development; **NO**
- Noise and disturbance; **NO**
- Artificial lighting; **NO**
- Vibration; **NO**
- Dust and fume; **NO**
- Smell; **NO**

Transport matters:

The proposal (involving the loss of a garage to habitable accommodation) will have no adverse impact on on-street parking, as there is sufficient space within the front amenity space to accommodate two vehicles.

7. CONCLUSION

The proposed development is not considered to be harmful to the character or appearance of the site or its surroundings and would not have a detrimental impact on the original building or neighbouring properties. As such the proposed works are considered to be in accordance with CS7 (Design and the Public Realm) of the Reading Borough Local Development Framework Core Strategy (2008), DM4: Safeguarding Amenity and DM9: House Extensions and Ancillary Accommodation of the Sites and Detailed Policies Document (Oct 2012) and the Councils Supplementary Planning Guidance A Design Guide to House Extensions (2003). The proposal is also satisfactory from a transport perspective too.

Equality Act

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation. It is considered that there is no indication or evidence (including from consultation on the current applications) that the protected groups have or will have different needs, experiences, issues and priorities in relation to this particular planning application.

8.0 RECOMMENDATION

Application Permitted

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 the development shall match those used on the existing building.

Reason: in the interests of ensuring that the new development appears in keeping with the existing building and the character of the surrounding area, in line with Policy CS7 of the Reading Borough LDF 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 were received on 27th April 2017:

Site plan Block plan: 2001/P-00

Existing Elevations& floor plans: 2001/P-03 Rev A

Proposed ground floor & elevations: 2001/P04 Rev B

Reason: to clarify which plans have been approved and in the interests of proper planning.

Informatives:

1. These works will 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 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. 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>

5. 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.