

DELEGATED APPLICATION REPORT

Address: 32 Buxton Avenue, Reading

Application No: 170817/HOU

Proposal: Proposed pitched roof replacing existing flat roof at front and rear ground floor level, and associated alterations.

Applicant: Mr Gillett

Date received (valid from): 23/05/17

Target Decision date: 17/07/17

Case officer: Jonathan Markwell

1. Site Description and Surrounding Area

- i. The application site comprises a mid-terrace single dwellinghouse on the south-west side of Buxton Avenue. The application site building is not listed, nor located within a conservation area.

2. The Proposal

- i. A householder application for planning permission is sought for adding a pitched roof to the existing flat roof rear extension, with the inclusion of three rooflights on the pitched roof and minor fenestration alterations on the rear elevation. It is also proposed to add a small dummy pitched roof to the front elevation above the existing garage. The plans also show the provision of a further rooflight on the existing south-east single storey side elevation of the property. This is to facilitate internal alterations within the property (provision of a store/toilet/study in place of the existing garage), which given the property is not listed, does not require planning permission.
- ii. During the course of the application further side elevation plans were submitted and an updated block plan (showing revised parking), in line with transport planning observations.

3. Consultation

- i. Neighbour Consultation
A total of six neighbour letters were sent as part of this application on 01/06/17. No responses have been received.
- ii. Internal consultation with RBC Ecology - No objection
- iii. Internal consultation with RBC Transport Development Control

The site is located within Zone 3, Secondary Core Area, of the Council's adopted Parking Standards and Design SPD. Typically these areas are within 400m of a Reading Buses high frequency 'Premier Route', which provides high quality bus routes to and from Reading town centre and other local centre facilities. In accordance with the adopted Parking Standards and Design SPD, a 3+ bedroom property would be required to provide off road parking provision for 2 vehicles.

The plans submitted illustrate the garage is to be used as a store area therefore resulting in the loss of the garage parking space. Plans do not illustrate the proposed parking provision/layout.

So that this application can be fully determined please ask the applicants agent to re submit plans illustrating the proposed parking layout to accommodate 2 off road vehicles.

Officer note: A revised parking plan was submitted during the course of the application showing that the front driveway could accommodate two vehicles. As such, the initial transport query is considered to have been suitably addressed.

4. Plans & Documents Considered

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

Location Plan and Block Plan Rev A, dated 30/06/17, as received 04/07/17

GILLETT-17/01 Rev A - Existing and proposed floor plans, elevations and sections, as received 04/07/17

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

- 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

CS24 Car / Cycle Parking

Sites and Detailed Policies Document 2012 (Altered 2015)

SD1 Presumption in Favour of Sustainable Development

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)

9. Appraisal

i. The main issues are considered to be:

- Design
- Amenity
- Transport

ii. Design and impact on the character of the surrounding area

The proposed roof alterations to the rear of the property (essentially altering a flat roof to a pitched roof with three rooflights) is considered to sufficiently respect the character of the existing house in terms of its scale, location, materials and design. There is an existing rear extension with pitched roof (which extends deeper than the host building) at the neighbouring No 34. Although the other neighbour (No 30) includes a flat roof, the provision of a pitched roof to the existing rear addition raises no design/character issues. The proposed materials would be in keeping to match those already existing at the building. With the above in mind the proposal is considered to comply with policies CS7 and DM9.

To the front of the building there are a wide variety of alterations above original garages along Buxton Avenue (e.g. first floor extensions, pitched roofs, increase in height of brickwork). With this context in mind, the addition of a dummy pitched roof is considered to represent a minor addition, which is not harmful to the character/appearance of the host building or wider streetscene.

iii. Amenity

The proposals are not considered to have any significant adverse impacts on the amenity of any nearby occupiers or users. For current and future occupiers of the host dwelling, the proposed works will improve the quality of accommodation provided at the site.

iv. Transport

During the course of the application a revised plan shows the front amenity space can accommodate two off street parking spaces, meaning the proposal (involving the conversion of a garage to habitable accommodation) will have no adverse impact on on-street parking.

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;

Location Plan and Block Plan Rev A, dated 30/06/17, as received 04/07/17
GILLETT-17/01 Rev A - Existing and proposed floor plans, elevations and sections, as received 04/07/17

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 18/05/2017, 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).

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 some issues of clarification 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>