

DELEGATED APPLICATION REPORT - Application No: 162394/HOU

Address: 12 Fernbrook Road Caversham

Proposal: Part two storey and single storey rear extension and first floor side extension (part retrospective - following grant of planning permission 151066)

Case officer: Matt Burns

Site Description and Surrounding Area: The application relates to a two storey detached property on the south side of Fernbrook Road. The property is sited within a corner plot at the junction with Wincroft Road. The host dwelling incorporates a red brick finish with hipped tile roof. The street-scene consist of similar style detached and semi-detached dwellings.

Proposal: The application seeks planning permission for proposed part two/part first floor/part single storey side and rear extensions.

Planning permission ref. 151066 was granted for a development of the same description and has been implemented. The current application seeks number of (some retrospective) amendments to the approved plans:

- First floor level to be finished in white render rather than brick
- Smaller pitched roof porch to east elevation as opposed to retention of existing flat roof porch
- Single storey element of extension to south elevation to be increased in width now to be sited 1m from the west boundary with the neighbouring property (no. 10) as opposed to 2.5m under the previously approved consent. The roof of this single storey element is now also shown to be a lean to glazed roof rather than flat roof.
- The width of the two storey part of the extension has also been increased by 0.5m such that it would now align with the existing eastern two storey flank elevation of the dwelling.
- A first floor level roof light has also been added to the west flank elevation whilst an existing ground floor W.C. is now shown to be retained and a small ground floor flue pipe is shown to be removed.

Plans Considered:

Drawing no. 9078v3

Received on 14th February 2017

Relevant Planning History:

150074/FUL - Proposed two storey rear extension - Refused

151066/FUL - Part two storey and single storey side extension - Granted

Consultation Responses:

Notification letters were sent to properties at no. 10 Fernbrook Road and no. 25 Wincroft Road. No letters of representation were received.

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

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'. However the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).

In this regard, 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 National Planning Policy Framework and the following development plan policies and supplementary planning guidance are relevant:

Reading Borough LDF Core Strategy (Adopted January 2008)

CS7 Design and the Public Realm

Sites and Detailed Policies Document - (Adopted October 2012)

DM4 Safeguarding Amenity

DM9 House Extensions and Ancillary Accommodation

Supplementary Planning Guidance/Documents

SPG - A Design Guide to House Extensions

Appraisal

Character

The proposed pitched roof porch is considered to be a more sympathetic addition than the existing flat roof porch and the introduction of white render at first floor level would not be out of keeping with the character of surrounding properties.

The relatively modest increase in width of the single storey extension to the rear and introduction of the glazed lean to roof is not considered harmful to the character of the host dwelling and would not be readily viable from the street-scene. Given the majority of the existing dwelling is sited on the west boundary with no. 10 and the proposed extension would maintain a 1m separation to the boundary it is not considered that the enlarged single storey element would appear cramped within the site.

The proposed increase in width of two storey element to align with the existing eastern flank elevation would retain a set down in the ridge height, whilst the element projecting forward of this elevation would be single storey only, such that this part of the dwelling is considered to retain an element of subservience to the host dwelling. The proposal is also considered to retain a subservient relationship in that it would not exceed more than half the width of the existing dwelling. The eastern flank elevation (front) of the dwelling is set back 4.5m from the Wincroft Road frontage and retains a significant separation to no. 25 Wincroft Avenue to the north such as to not appear unduly prominent or harmful to the character of the host dwelling or street-scene.

Amenity of surrounding occupiers

Whilst the proposal seeks to increase the width of the single storey rear element above that approved under the extant consent this part of the extension would retain a 1m separation to the flank boundary with no. 10 and the proposal does not seek to increase the depth of the extension beyond the rear of the neighbouring property. The proposed glazed lean to roof to this single storey element, as opposed to the previously approved flat roof, would have a modest eaves height of 2.4m and with glazed roof sloping away from the boundary is not considered to result in any significant loss of light or overbearing impact above that of the existing permission.

The siting of the modest enlargement to the two storey element is such that there would be no undue impact on neighbouring amenity from this aspect of the proposed development.

The proposed roof light to the west flank elevation would serve the first floor stairway/landing and therefore could be conditioned such that if sited below 1.7m from the internal floor level this is to be obscurely glazed and fixed shut to prevent any loss of privacy to neighbouring occupiers at no. 10.

Other Issues

All other aspects of the proposal are as per planning permission ref. 151066.

RECOMMENDATION:

GRANT Planning Permission

The proposed development would not 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).

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 development hereby permitted shall not be carried out other than in the materials outlined in section 11 of the planning application form dated 23rd December 2016, as shown on drawing no.9070v3 received on 14th February 2017 and within email ref. 'Fwd: 12 Fernbrook Road' received on 9th September 2016 .

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.

3. The permission relates only to the following plans and drawings:

Drawing no. 9079v3
Received on 14th February 2017

Reason: To clarify which plans have been approved.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no windows, doors or other openings, other than those shown on the approved plans, shall be constructed above ground floor level to the west flank elevation of the development hereby approved.

Reason: In the interests of the privacy of neighbouring dwellings in accordance with Policies DM4 and DM9 of the Sites and Detailed Policies Document 2012.

5. The proposed roof light (skylight as shown on drawing no. 9079v3 received on 14th February 2017) to the west flank elevation of the development hereby permitted shall be glazed with obscure glass and fixed shut unless higher than 1.7m above internal floor level, and subsequently maintained in this form, . Any replacement or repair of the window shall only be with obscure glass. The affixing of an obscure film will not be sufficient.

Reason. To prevent actual and perceived overlooking, in the interests of the privacy of neighbours. In accordance with Policy DM4 of the Sites and Detailed Policies Document 2012.

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. Officers have worked positively and proactively to provide a recommendation for approval to be made within the target timescale for householder planning applications.
4. The developer should take care to ensure that in constructing the extensions, no part of the works (foundations, walls, gutters, etc.) extend over the boundary with the neighbouring property.
5. The applicant's attention is drawn to the requirements of the Party Wall Act (1996) and should take care to ensure that their duties under the Part Wall Act are fully complied with. This permission does not confer any right of access onto land that is not under the developer's control.
6. We commonly receive complaints about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and about smoke from bonfires associated with the burning of waste on site of minor developments. You are reminded that the construction (and demolition) of the development will be subject to environmental health law and you are referred to www.reading.gov.uk/environmentandplanning/pollution/planningconsultations for information.