CASE OFFICER RECOMMENDATION

Agent: c/o S.J. Atkinson
44 Basingstoke Road
Reading
RG2 0EL

Application No: 03/01125/FUL

Recommendation: Application Permitted

Applicant: Mr And Mrs Hunter

Proposal: Single storey side extension

At: 8 Waybrook Crescent Reading RG1 5RG

CONDITIONS & REASONS

1. The development to which this permission relates must be begun not later than the expiration of five 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(1) of the Town & Country Planning Act 1990.

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification) no windows, doors, or other openings shall be inserted on the elevation facing 7 Waybrook Crescent. Reason: as unrestricted development or various minor operations to or around the dwelling could have a serious impact on adjoining properties and the area in general and should therefore be controlled and to comply with policies HSG 8 (House Extensions) and CUD 14 (Standards of Design in Development) of the Reading Borough Local Plan (1998).

3. This permission relates only to the application as changed by drawings 13418-01A, which were received by the local planning authority on 18th November 2003. Reason: as some plans were changed and to clarify which plans were approved.

4. The extension hereby permitted shall not be occupied at any time other than for the purposes ancillary for the residential use of the dwelling at 8 Waybrook Crescent. Reason: as it is considered that the site is inappropriate for an independent unit of accomodation in addition to the main dwelling and such development would be detrimental to the amenities of the area and to comply with policies HSG 8 (House Extensions) and CUD 14 (Standards of Design in Development) of the Reading Borough Local Plan (1998).

5. The materials to be used in the construction of the external surfaces of this development shall match those used on the existing building. Reason: as no details of the materials have been submitted and in the interests of ensuring that the new

development appears in keeping with the existing building and to comply with policies HSG 8 (House Extensions) and CUD 14 of the Reading Borough Local Plan (1998).

6. The garage(s), hereby permitted, shall be used solely for the garaging of private motor vehicles, and no development, whether or not, permitted by the Town and Country Planning (General Permitted Development) Order 1995, shall be carried out in such a position as to restrict access to the garage(s). Reason: to enable the local planning authority to control the use of such garages in the interests of amenity and road safety and to comply with polciy HSG 8 (House Extensions) of the Reading Borough Local lan (1998).

INFORMATIVES

1. In reaching the above decision, the Local Planning Authority has taken account of the following development plan policies; Reading Borough Local Plan (1998) policies HSG 8 (House Extensions) and CUD 14 (Standards of Design in Development) as well as the Council's adopetd suuplementary planning guidance 'A Design Guide to House Extensions' (2003).

2. This development will require a Building Regulations consent before construction work is begun.

3. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, 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 will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Approved by Planning Manager/Team Leader: (YES) / NO

Signed: Patricia Logan

Date: 9th Jan 04

APPLICATION NO: 03/1125/FUL

SITE ADDRESS: 8 Waybrook Crescent, Reading

PROPOSAL

Single storey side extension.

CONSULTATION

Letters were sent to 7 and 9 Waybrook Crescent and 5 Whiteknights Road. The site notice was displayed on site. One letter was received from 7 Waybrook Crescent stating that the owner would not give permission for any part of the proposal to cross the boundary line of that property.

Development Control (Transport) and Building Control raised no objections to the proposal.

POLICY

The proposal requires determination against Reading Borough Local Plan (1998) Policies HSG 8 (House Extensions) and CUD 14 (Standards of Design in Development) and the Councils adopted supplementary planning guidance 'A Design Guide to House Extensions' (2003).

DESCRIPTION OF SITE AND SURROUNDING AREA

The application site is a two storey semi detached house located in a residential cul-de-sac characterised by semi detached properties similar to the site property. There is an existing single storey side and front porch extension to one of the other houses in Waybrook Crescent.

The area of the property to be extended is currently amenity space with an existing garage which will be lost as part of the proposal. There is a rise in levels of approximately 0.5m between the site and 7 Waybrook Crescent. 7 Waybrook Crescent is set forward of 8 Waybrook Crescent. A site visit was conducted from the front of 8 Waybrook Crescent.

APPRAISAL

The proposal incorporates a single storey side extension to provide a garage, study, shower room and lobby. The proposal extends 9.1m on the boundary with 7 Waybrook Crescent and the eaves encroach over the boundary to the rear. The proposal is 6.2m in width to the rear and 4.5m in width at the front, including the porch element of the proposal. The proposal incorporates a double pitched roof, the foremost section of which is 4.5m in height and the rear is 3.8m high.

The design of the roof of the proposal was changed from gable end to a hipped design, following negotiation with the applicant. This design is more in keeping with the design of the original dwelling and results in a less oppressive feature on the boundary with 7 Waybrook Crescent. The proposal has also been amended so that the guttering does not encroach on the neighbouring property 7 Waybrook Crescent.

The proposed extension is unlikely to cause any significant loss of daylight, overshadowing or intrude on privacy to neighbouring properties given that it is single storey and there are no windows to the side. Although the proposal is not set back from the front of the

original house, the house itself is set back from the front of the neighbouring property, 7 Waybrook Crescent and it is considered that there would be no adverse impact on the street-scene or the character of the surrounding area.

The proposal is considered to complement the design and character of the original building and is compatible with the character of the surrounding environment. The proposal results in no significant detriment to the amenity of neighbouring dwellings. The proposal is therefore considered to be in accordance with policies HSG 8 and CUD 14 of the Reading Borough Local Plan and with the Council's adopted supplementary planning guidance 'A Design Guide to House Extensions' (2003).

OFFICER RECOMMENDATION: GRANT - Subject to attached conditions.