

## **DELEGATED APPLICATION REPORT**

**Address:** 22 Anglefield Rd, Reading

**Application No:** 171612/HOU

**Proposal:** Single storey rear extension

**Applicant:** Mr Sloper

**Date received (valid from):** 14/09/17

**Target Decision date:** 09/11/17

**Case officer:** Jonathan Markwell

### **1. Site Description and Surrounding Area**

- i. The application site comprises a mid-terrace (1 of 4, No's 18-24 even) two-storey single dwellinghouse on the south side of Anglefield Road. The application site building is not listed, nor located within a conservation area. Based on site photographs taken by the original case officer on 19/10/17, the neighbouring property at No. 24 already includes a timber based single storey rear extension (although there is no planning history for these works). At the application site there is a modest shed adjacent to the rear building line on the boundary with No. 24 and a standalone outbuilding close to the boundary with No.22. Land levels are changeable in the area, falling north to south and also east to west (for example No. 20 is set down slightly from the application site at eaves and ridge level). There is an existing 1.8m boundary fence between the application site and No. 20 at the point of the respective rear building line.
- ii. It is evident from aerial photographs and the planning history for properties along Anglefield Road that a number of similar properties have a variety of rear additions (some with the relevant planning permissions / some seemingly without formal approval).

### **2. The Proposal**

- i. A householder application for planning permission is sought for a single storey rear extension, which would be full width and include a lean-to roof. The height of the extension would be 3m (from ground level at the application site) in height at eaves level and 3.7m at the ridge point. The depth of the extension would be 3m. The extension would be brick based (to match existing), with light grey aluminium framed bi-fold doors and a clay tile roof (to match existing). There would be two double sized rooflights (4 in total) on the sloping roof of the proposed extension. The proposals also detail an external decking area, predominantly 3m in depth with subsequent steps down to the remaining rear garden. The height of the decking is shown to be 0.7m. The proposal would facilitate an enlarged / open plan living/dining/kitchen room.

### **3. Consultation**

- i. Neighbour Consultation  
A total of four neighbour letters were sent as part of this application on 19/09/17. The applicant returned a form indicating that a site notice had been displayed at the site from 03/10/17. This was witnessed by the original case officer on 19/10/17. No responses have been received.

### **4. Plans & Documents Considered**

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

2017-475-203 - Location Plan

2017-475-202 - Existing & Proposed Block Plans

2017-475-203 - Existing & Proposed Site Plans  
101 - Existing Floor Plans & Elevations  
102 - Proposed B Floor Plans & Elevations  
All received on 14/09/17

**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

**Sites and Detailed Policies Document 2012 (Altered 2015)**

SD1 Presumption in Favour of Sustainable Development

DM4 Safeguarding amenity

DM9 House Extensions and Ancillary Accommodation

**RBC Supplementary Planning Documents**

SPG - A Design Guide to House Extensions (2003)

## **9. Appraisal**

i. The main issues are considered to be:

- Design
- Amenity

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

The proposed single storey rear addition is considered to sufficiently respect the character of the existing house in terms of its scale, location, materials and design. At 3m at eaves point and single storey in height it would evidently be a later addition to the host building, with the proposed materials matching the existing helping the extension to be in keeping with the character of the existing building. The depth, at 3m, is not considered excessive and is within the recommended limit specified by the SPG. With the above in mind the proposal is considered to comply with policies CS7 and DM9.

iii. Amenity

Given the extension does not significantly extend beyond the rear building line of the evidently existing extension at No. 24 (as seen during the site visit by the original case officer), no amenity issues are envisaged with regard to this neighbouring property.

The main potential impact of the proposals is on the amenity of existing/future occupiers at the neighbouring No. 20. At 3m in depth and on the boundary with the neighbouring property, it is acknowledged that the proposal would change the context for occupiers at this neighbouring property. With the above in mind, the 45 degree line day/sunlight test has been carried out in elevation and plan form. It is shown that in plan format the 45 degree line test is failed, but in elevation terms it would pass. Also bearing in mind the existing context of the outbuilding close to this boundary, the existing 1.8m boundary fence, it is considered in overall terms that although there would be a degree of loss of outlook / access to day/sunlight, this would not be so significant to warrant the refusal of the application on this basis, in this specific instance.

The proposed external decking, at 0.7m in height, is not considered to result in any significant additional loss of amenity to any nearby occupier, over and above that presently possible.

As such, on balance and in overall terms, the proposals are not considered to have any significant adverse impacts on the amenity of any nearby occupiers or users, complying with policy DM4.

For current and future occupiers of the host dwelling, the proposed works will improve the quality of accommodation provided at the site, complying with policy DM4. Furthermore, a suitably sized rear amenity space would be maintained.

## **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;

2017-475-203 - Location Plan  
2017-475-202 - Existing & Proposed Block Plans  
2017-475-203 - Existing & Proposed Site Plans  
101 - Existing Floor Plans & Elevations  
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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 14/09/2017, 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 no issues 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>