

DELEGATED APPLICATION REPORT**Target Date: 06/10/2015****Application No:** 151436/FUL**Address:** 59 Kenilworth Avenue, Reading**Proposal:** Erection of a part single, part two storey rear extension (Resubmission of 150835).**Case officer:** Ralph Chakadya**Site Description and Surrounding Area:**

The application site is a semi-detached property on a private residential street. The house is not listed or in a conservation area.

Proposal:

The proposal is for the erection of a part single, part two storey rear extension (Resubmission of 150835).

The plans were amended to omit the first floor side extension over the existing side single storey garage that was considered to be of poor design and therefore detrimental to the host dwelling and street scene.

Plans Considered:

The following drawings:

Location and Block Plan No.01 received 12 August 2015

Ground Floor Plan No.01 received 12 August 2015

Amended First Floor Plans No.01 received 2 October 2015

Amended Elevation Plans No. 01 received 2 October 2015

Relevant Planning History:

150835 - First floor side extension, single storey rear extension, loft conversion - Withdrawn. The current proposal is a resubmission of the amended scheme.

Consultation Responses:

Five letters from one neighbouring household were received highlighting the following concerns regarding the rear first floor extension:

Loss of light

Loss of outlook

Being overbearing

Out of character

Loss of property values

Non-Statutory Consultees

Natural Environment (Ecology) - no objection

RBC Transport - no objection.

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'.

National Planning Policy

National Planning Policy Framework (2012)

Reading Borough Local Development Framework Core Strategy (2008)
CS7: Design and the Public Realm

Sites and Detailed Policies Document (Oct 2012)

DM4: Safeguarding Amenity

DM9: House Extensions and Ancillary Accommodation

DM12: Access, Traffic and Highway-Related Matters

Supplementary Planning Guidance “A Design Guide to House Extensions” (2003)

Supplementary Planning Guidance “Revised Parking Standards and Design” (2011)

Appraisal Checklist

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**- Following design concerns raised regarding the proposed first floor side extension, the proposed first floor side extension element projecting from the existing side dormer has now been omitted altogether. As such the proposed extensions are now predominantly to the rear and would therefore not have an adverse effect to the street scene. The first floor rear extensions with pitched roofs subservient to the host dwelling and matching materials are not considered to result in harm to the appearance of the host dwelling or the character of the area. The part single storey rear extensions with a flat roof would be remain hidden from the street scene due to the existing false pitched roof the front of the side garage.
- 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** - The proposed rear single storey element of the proposal projecting a maximum 3m is not considered to result in harm to the amenities of the neighbouring properties in terms of loss of light or being overbearing as it is even less than the SPD recommended maximum 4m. The Supplementary Planning Guidance (SPD) “A Design Guide to House Extensions” (2003) outlines that a ‘basic way to protect light reaching main rooms in adjacent houses and to safeguard their outlook is to avoid extensions that infringe on an area measured at an angle of 45-degrees from the mid-point of the closest window to a habitable room in a neighbouring property’. Following concerns raised by neighbouring number 61, the

applicant has demonstrated within the revised plans that the first floor elements of the proposed rear extensions projecting 1.7m along the boundary before stepping in 2.5m and projecting a maximum 3m would not breach the 45-degree angle line of sight in relation to the habitable room window at first floor level to number 61. The proposed first floor adjoining number 61 has been designed with a lower ridge height that is not considered to result in overbearing effect to number 61. As such it is considered the extensions would not result in such harm to neighbouring number 61 in terms of loss of light or outlook that would warrant refusal of planning permission.

- invade the privacy of neighbouring properties through overlooking from windows or balconies; **No** - The first floor side window overlooking number 57 previously served a bathroom and was therefore obscure glazed. Whilst the window will now serve a bedroom and therefore clear glazed, it will be overlooking the flank elevation of the two-storey rear extension to neighbouring number 57 and is therefore not considered to result in loss of privacy.
 - 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**
- C. DM4: Safeguarding Amenity states that 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. The proposed development has been found to be acceptable when assessed against the relevant criteria.
- D. Representations
The issues to do with loss of amenities to number 61 and appearance have been addressed within the report above. Loss of property values is not a planning matter in this instance.

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.

RECOMMENDATION:

GRANT

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) This permission relates only to the following plans and drawings:

The following drawings:

Location and Block Plan No.01 received 12 August 2015

Ground Floor Plan No.01 received 12 August 2015

Amended First Floor Plans No.01 received 2 October 2015

Amended Elevation Plans No. 01 received 2 October 2015

Reason: to ensure the completion of the development in accordance with the approved plans and details.

3) The materials to be used in the construction of the external surfaces of this development shall match as practical as possible those of the existing dwelling.

Reason: To ensure that the extensions appear in keeping with the existing building.

Adopted Core Strategy 2008:

CS7 - Design and Public Realm

LDF Sites and Detailed Policies Document (2012) policies:

DM9 - House Extensions and Ancillary Accommodation

Informatives

1. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which 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.
2. The applicant's attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.
3. In connection with the implementation of this permission no demolition or construction works shall take place outside the hours of 8am to 6pm Mondays to Fridays and 8am to 1pm on Saturdays. Works shall not take place at all on Sundays or Bank Holidays without the prior written approval of the local planning authority.
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>