

COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 3rd April 2019

Ward: Peppard

App No.: 190344/HOU

Address: 37 Buckingham Drive, Emmer Green, Reading

Proposal: Proposed single storey rear extension

Applicant: Reading Borough Council (Property Services)

Date validated: 27st February 2019

Other Application: 8 week target decision date: 24th April 2019

RECOMMENDATION

Subject to no objections being received by the close of the consultation period (12th April) delegate to Officers to **GRANT** planning permission.

Conditions to include:

Standard

1. Time limit for implementation
2. Use of materials
3. Approved plans

Non-standard

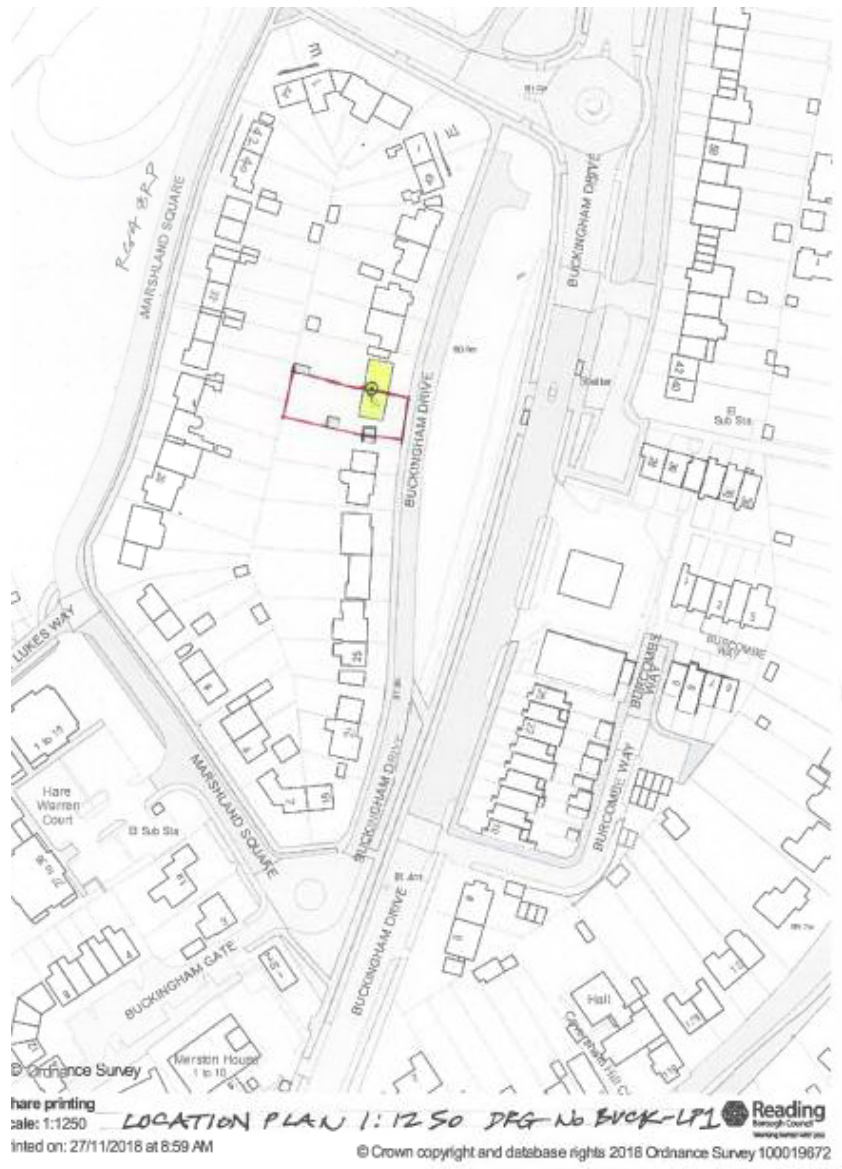
4. Storage of materials

Informatives to include

1. Terms and conditions
2. Building Control
3. Complaints about construction
4. Positive and proactive

1. INTRODUCTION

- 1.1 The application relates to a two storey semi-detached dwelling on the west side of Buckingham Drive in Emmer Green. The area is predominantly residential in character and characterised by semi-detached properties of varying scale and design, though to the south of the site is a petrol filling station. The application site includes a rear amenity area approximately 20m deep and 12m wide.
- 1.2 This minor application is reported to Planning Applications Committee as the applicant is Reading Borough Council (Property Services).



2. PROPOSAL

- 2.1 Householder planning permission is sought for a single storey rear extension to provide an additional bedroom. It is proposed to have a projecting pitched roof that has a maximum height of 3.3m and an eaves height of 2.2m. The proposal would project 2.4m from the original rear elevation with a width of 3.3m. The external materials proposed are brick and tiles to match the original house.

3. PLANNING HISTORY

- 3.1 None.

4. CONSULTATIONS

- 4.1 Public consultation:
26, 28, 35 and 36 Buckingham Drive have been notified of the application and site notice has also been displayed at the site from the 22nd March 2019 do you mean 22 Feb?.
No responses have been received.

5. RELEVANT PLANNING POLICY AND GUIDANCE

- 5.1 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).
- 5.2 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:

National Planning Guidance

National Planning Policy Framework

Reading Borough Local Development Framework Core Strategy (2008) Policies

CS7: Design and the Public Realm

Sites and Detailed Policies Document (2012) Policies:

DM4: Safeguarding Amenity

DM9: House Extensions and Ancillary Accommodation

Supplementary Planning Guidance (SPG) - A Design Guide to House Extensions (2003)

6. APPRAISAL

Design, impact on the host dwelling, character of the area and street scene

- 6.1 As the proposed extension is to the rear of the property it would not be visible from the street along Buckingham Drive. Due to the relatively modest scale of the proposal, being single storey and projecting 2.4m from the original rear elevation (less than the 4m suggested normally permissible for two storey extensions in the Design Guide to House Extensions SPG), the proposal is not considered out of character with the host dwelling or surrounding area in terms of scale.
- 6.2 The proposed materials are to match the main house and with pitched roof form to match the main house; the proposal is considered to integrate satisfactorily with the character of the host dwelling and visual amenity of the surrounding area.
- 6.3 The host dwelling would retain sufficient amenity space to the rear elevation, which is considered adequate for a dwelling of this size and relative to the character of the amenity spaces of surrounding dwellings.
- 6.4 The proposal is therefore considered to be in accordance with Policy CS7 of the Core Strategy (2008, 2015) and Policies DM9 of the Sites and Detailed Policies Document (2012, 2015).

Impact on neighbouring amenity

- 6.5 The properties potentially affected by the proposal are 39 and 36 Buckingham Drive, located to the north and south of the application site respectively.

- 6.6 Regarding no.35, the unattached neighbouring property to the South, the proposed extension would be set off the common boundary by 7m. Considering the modest scale of the proposal with the 2.2m eaves height; the proposed extension is not considered to have any significant detrimental impacts in terms of access to sunlight/daylight or overbearing effects.
- 6.7 With relation to no.39, the adjoining property, the proposed development would be set off the common boundary by 0.5m. Combining this with the relatively modest scale of the proposed development, it is not considered that the proposed extension would have any significant adverse impacts upon the living environment of the occupiers of no.39 in terms of loss of light or overbearing.
- 6.8 The proposal is therefore considered to be in accordance with Policies DM4 and DM9 of the Sites and Detailed Policies Document (2012, 2015).

Equality Act

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. 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 the particular planning application. 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. CONCLUSION

The proposed development is considered acceptable in planning terms and for the reasons given above.

Plans:

Drawing No.:

- No Buck - p3 Proposed ground floor
- No Buck - p5 Elevations as proposed

As received: 27/02/2019

Case Officer: Nathalie Weekes



37 BUCKINGHAM DRIVE, READING RG4 8BY
 ELEVATIONS AS PROPOSED

FEBRUARY 2019

SCALE 1:100



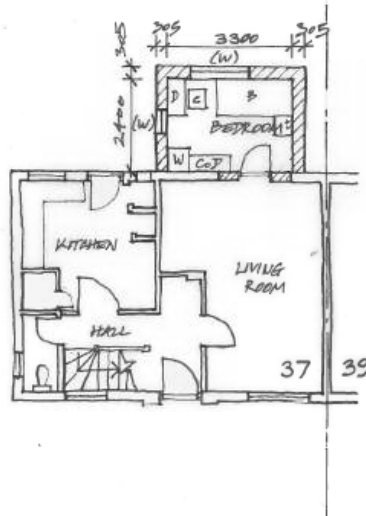
REAR ELEVATION AS PROPOSED

PROPOSED SIDE ELEVATION (S)
 (NORTH ELEVATION IS 'MIRROR IMAGE' BUT WITH NO WINDOW ON THAT SIDE.)



RBC PROPERTY SERVICES

DRG No BUCK-P5



PROPOSED GROUND FLOOR PLAN WITH BEDROOM

DIMENSIONS IN MILLIMETRES



37 BUCKINGHAM DRIVE, READING RG4 8BY

DRG No BUCK-P3 SCALE 1:100 NOV 2018



RBC PROPERTY SERVICES