

COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES

READING BOROUGH COUNCIL

ITEM NO. 15

PLANNING APPLICATIONS COMMITTEE: 5th September 2018

Ward: Norcot

App No.: 181071/FUL

Address: 91 Waverley Road, Reading

Proposal: First floor rear extension over existing single storey

Applicant: Mr & Mrs Gavin

Date validated: 19th June 2018

Other Application: 8 week target decision date: 14th August 2018. An extension of time has been agreed to 7th September 2018.

26 week date: 18th December 2018

RECOMMENDATION

GRANT subject to conditions and informatives.

Conditions to include:

1. Time limit - three years
2. Materials and detailing - in accordance with approved plans
3. Approved plans
4. No first floor side windows

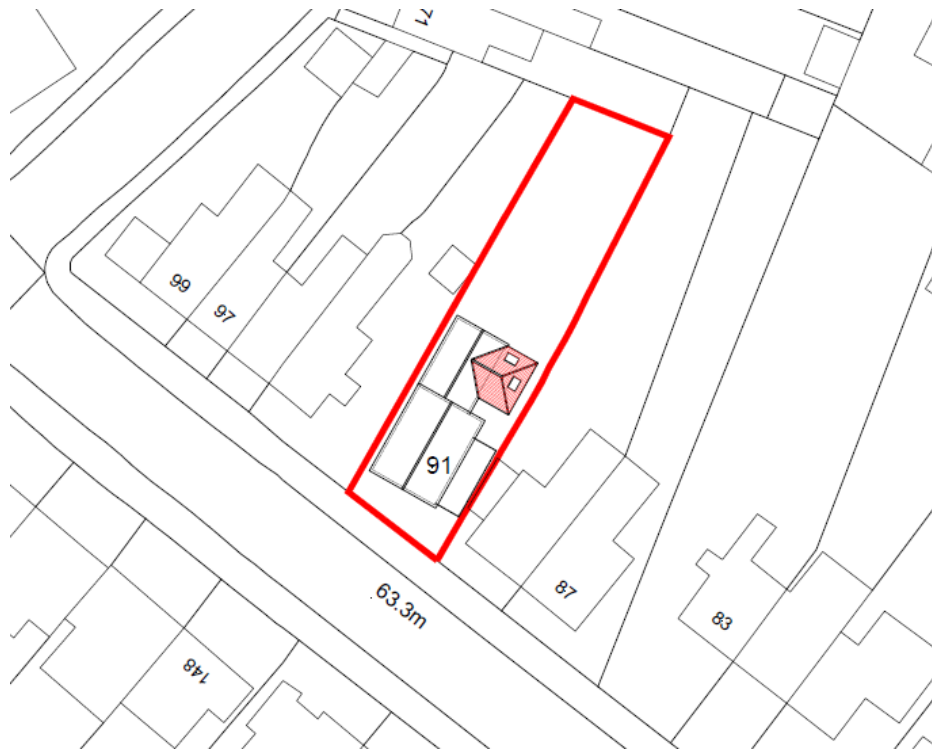
Informatives to include:

1. Positive and proactive
2. Terms and conditions of permission
3. Building Regulations
4. Construction and demolition
5. Encroachment and Party Wall

1. INTRODUCTION

1.1 The application site is a two storey detached property with a two storey rear gable. The property has an attached garage to the side and a single storey extension to the side of the existing gable. The property is characterised by attractive brick detailing to the front elevation. The surrounding area is predominantly residential with a mixture of styles and designs.

1.2 This householder application is reported to Planning Applications Committee for a decision as the applicant is a ward Councillor.



2. PROPOSAL

- 2.1 The proposal is for a first floor extension above the existing flat roof single storey extension to the side of the existing rear gable. The materials will consist of red and grey brick (with detailing) and slate to match the existing property.

3. PLANNING HISTORY

98/00361/FUL (Civica Ref: 980104) - Loft conversion to provide a study. Permitted 17/06/1998.

4. CONSULTATIONS

- 4.1 Non-statutory:

Ecology - raised no objection.

- 4.3 Public consultation:

Properties at 89 and 93 Waverley Road and 171 Beecham Road. No responses were received at the time of writing.

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. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'.

- 5.2 The following local and national planning policy and guidance is relevant to this application:

Reading Borough Core Strategy (January 2008):

- CS7 (Design and the Public Realm)
- CS36 (Biodiversity and Geology)

Reading Borough Sites and Detailed Policies Document (2012):

- DM4 (Safeguarding Amenity)
- DM9 (House Extensions and Ancillary Accommodation)

Supplementary Planning Documents

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

6. APPRAISAL - Planning Applications

- (i) Legal context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

- (ii) Main Issues

- 6.1 The main issues are considered to be:

- (i) Design and impact on the character of the surrounding area
- (ii) Impact on neighbouring properties
- (iii) Other Matters

- (i) **The effect upon visual amenity and the public realm**

- 6.2 The proposal involves a first floor extension above the existing flat roof single storey extension to the side of the two storey gable. The proposal as originally submitted had a gable sided elevation, however this has been amended to a hipped roof. The proposal is set down from the main roof by 1.7m and set back from the front of the existing property by 9.7m. A first floor rear Juliet balcony is proposed along with a ground floor side window and two rooflights. The proposal continues the brick detailing to the front elevation of the extension along with a brick band to the side elevation.

- 6.2.1 The proposal also involves the relocation of existing solar panels to the main roof slope and the introduction of photovoltaic slates to the roof of the proposed extension.

- 6.2.2 The proposed extension follows general policy guidance in that it is subservient in scale and in proportion to the main dwelling and is acceptable in design and appearance.

- (ii) **Impact on neighbouring amenity**

- 6.3 The neighbouring property at 89 Waverley Road is a two storey semi-detached property and due to the angled nature of the plots the properties at 89 and 91 Waverley Road taper away from each other at the rear. The Council's guidance - A Design Guide to House Extensions states that rear extensions should not be closer than a line taken at 45 degrees from the

middle of any window of a habitable room in a neighbouring property to protect light reaching main rooms and the safeguard their outlook. The neighbouring property at 89 Waverley Road has rear facing windows and a line taken at 45 degrees from the middle of the first floor window suggests that the proposed extension would encroach on this 45 degree line.

- 6.3.1 Although this would not normally be acceptable the guidance also states that the angle of assessment may be increased but justification for this must be given to ensure compliance, and one factor for this is the orientation of adjacent houses. As highlighted above, no. 89 and no. 91 Waverley Road taper away from each other and although the proposal does encroach by approximately 7 degrees there is a distance of 1m to the boundary with this neighbouring property and a minimum distance of 6m between the side elevation of the proposed extension and the side elevation of 89 Waverley Road. The proposal has also been amended to include a hipped roof rather than a gable side elevation which reduces the bulk of the proposal.
- 6.3.2 The residents of this neighbouring property will notice the additional height and depth of the proposal however, the orientation of the properties and the amended roof design mitigates against any significant harm on the residents of this property. The proposal is therefore not considered to impact on this neighbouring property in terms of loss of light, being overbearing and visually dominant and is in accordance with policy DM4 of the Sites and Detailed Policies Document and the Council's Supplementary Planning Guidance - A Design to House Extensions.

(iii) Other Matters

- 6.4 In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation. There is no indication or evidence (including from consultation on the application) that the protected groups have or will have different needs, experiences, issues and priorities in relation to the particular planning application.
- 6.4.1 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

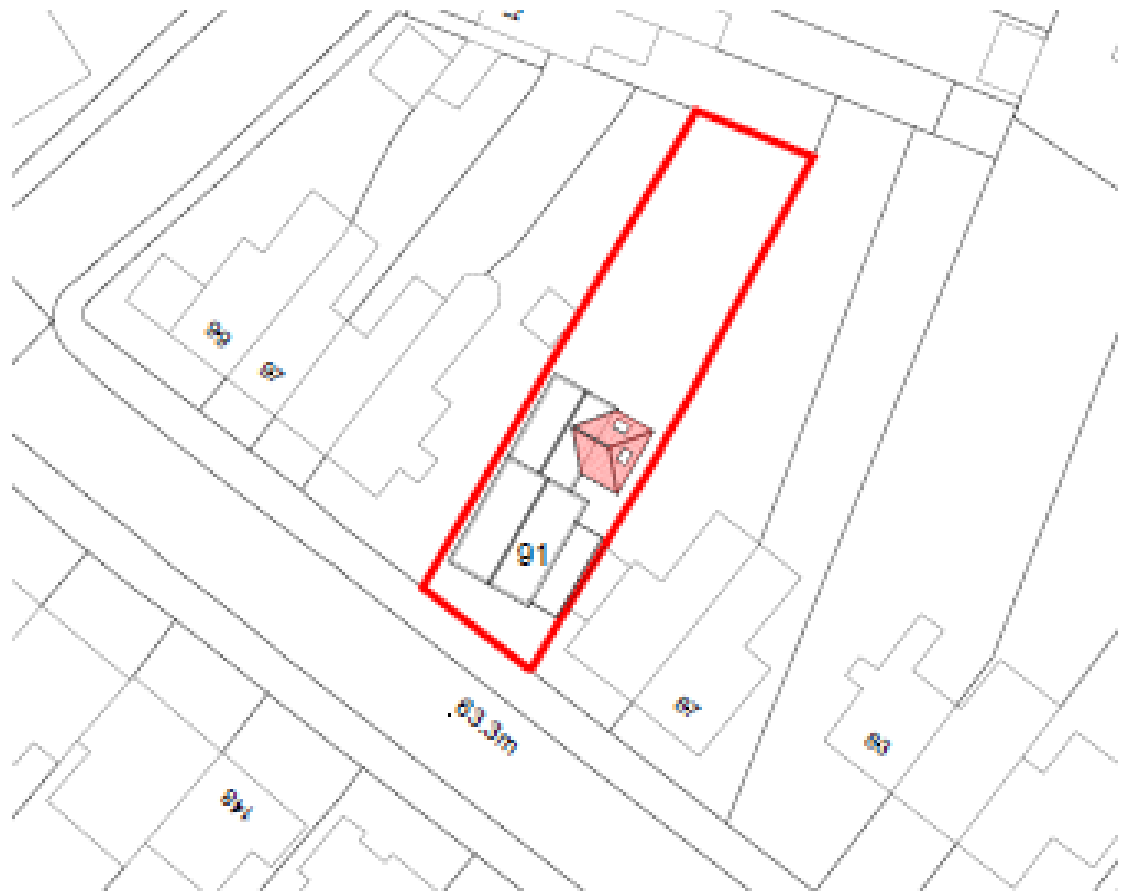
The proposed extension is considered acceptable in planning terms subject to relevant conditions and informatives.

Plans:

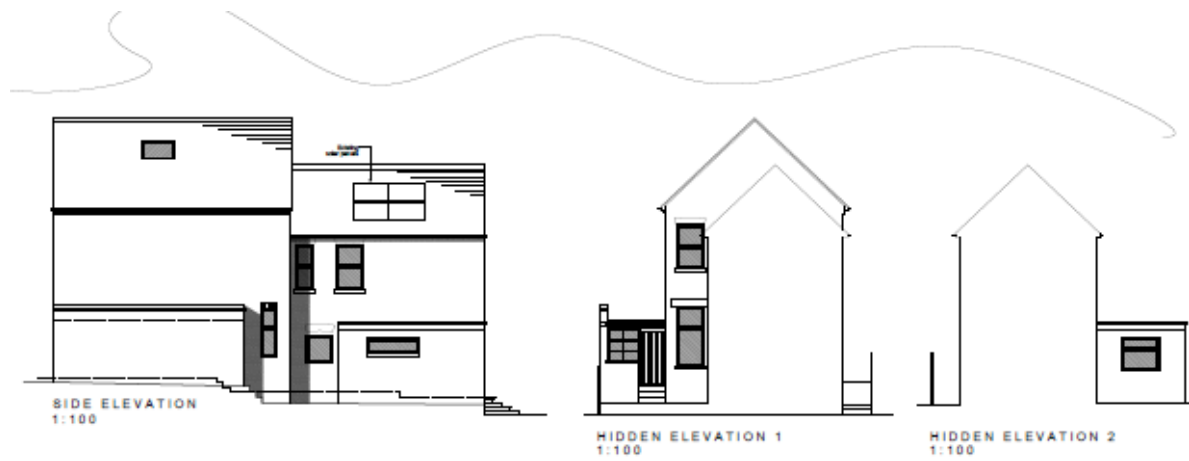
Drawing No: PL-002A - Proposed Plans & Elevations

Received by the Local Planning Authority on 20th August 2018

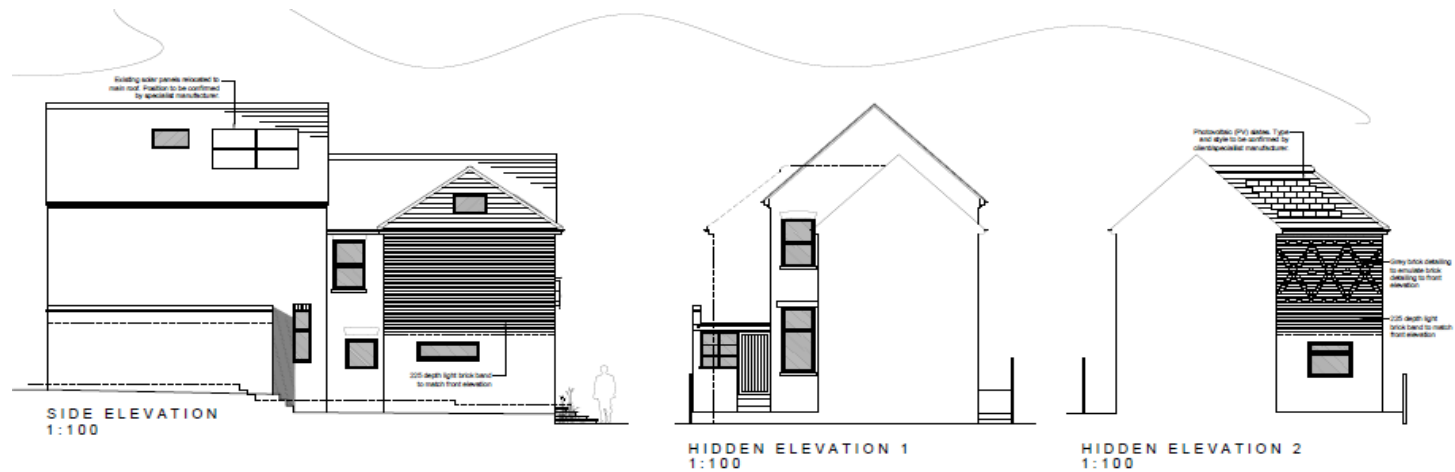
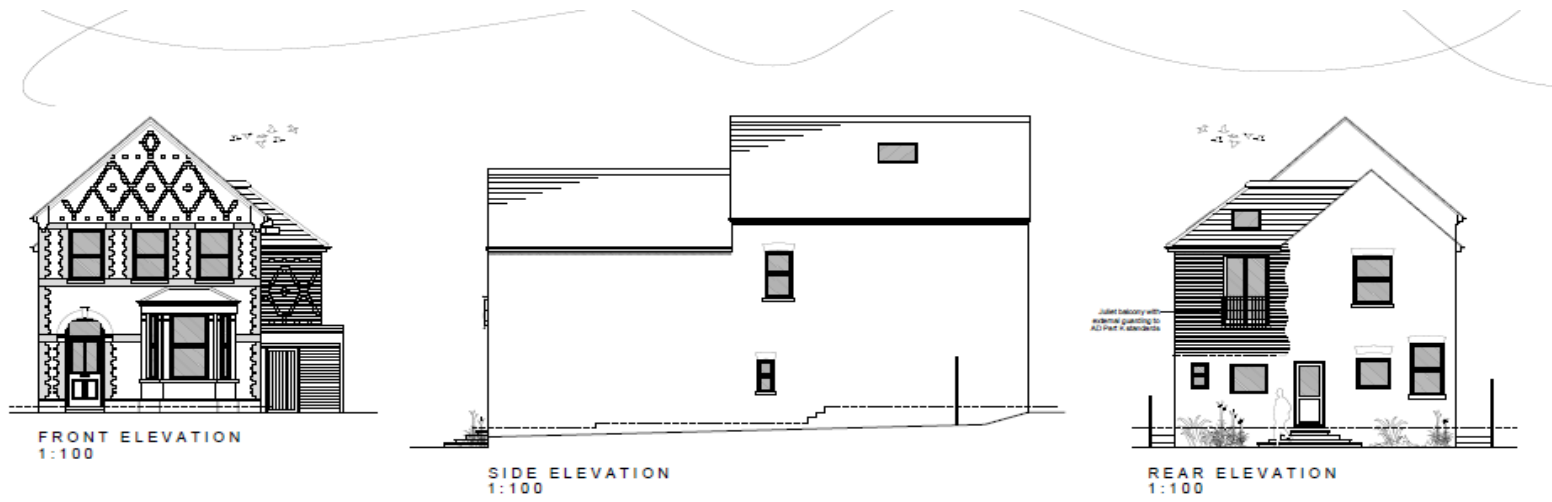
Case Officer: Claire Ringwood



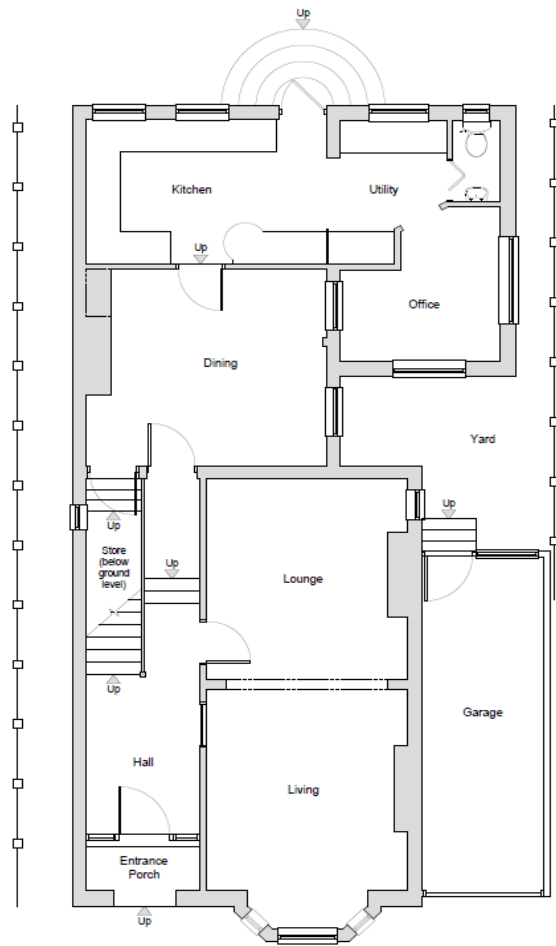
Proposed Block Plan



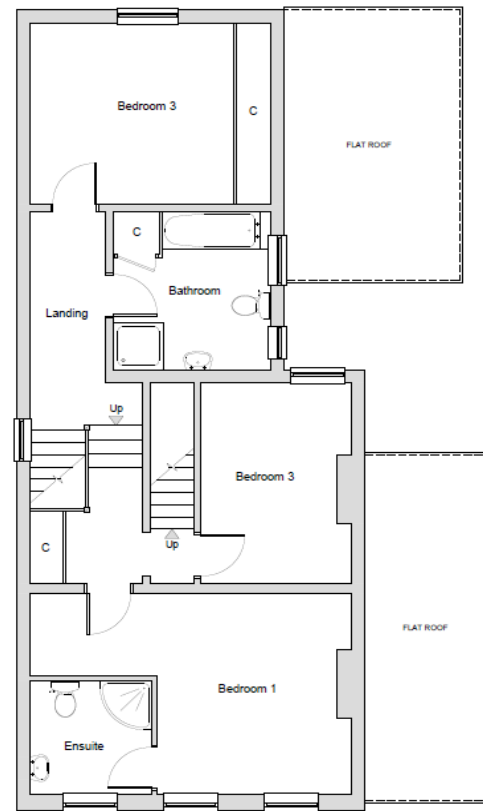
As Existing



As Proposed

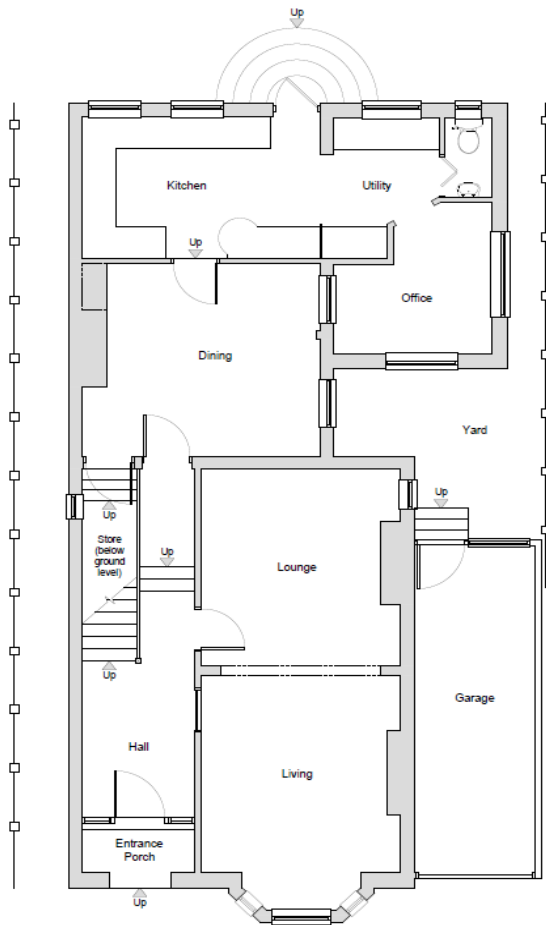


GROUND FLOOR PLAN
1:50

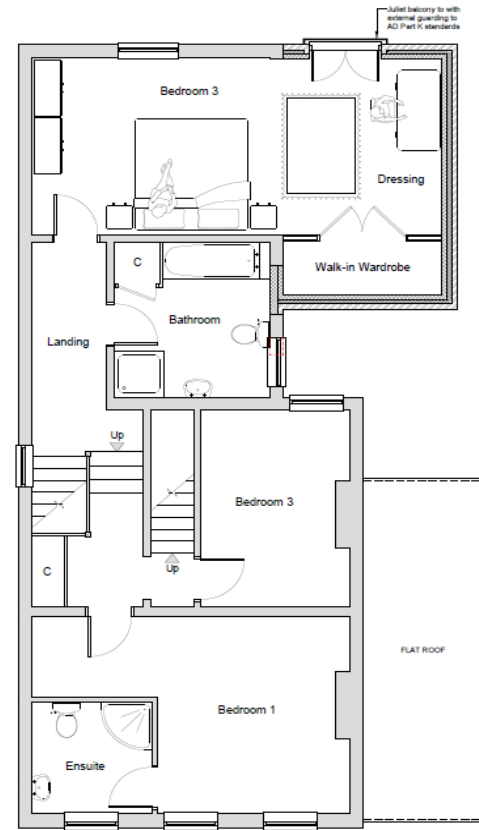


FIRST FLOOR PLAN
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Existing floor plans



GROUND FLOOR PLAN
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FIRST FLOOR PLAN
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Proposed Floor Plans