

COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 14 January 2015

ITEM NO. 16

Ward: Tilehurst
App No.: 141632/HOU
Address: 18 Grafton Road
Proposal: Two storey side extension and front porch
Applicant: Antony Page-Smith
Date application valid: 15 October 2014
Minor Application: 8 week target decision date : 10 December 2014

RECOMMENDATION

Grant.

CONDITIONS TO INCLUDE

1. TL1 - Full - time limit - three years
2. Standard approved plans condition
3. M1 - Materials to match existing

INFORMATIVES TO INCLUDE

1. Standard positive and proactive informative

1. INTRODUCTION

- 1.1 The application site is an end of terrace dwelling. The surrounding area is predominantly residential.
- 1.2 This application, which would normally be dealt with under delegated powers, is reported to Planning Applications Committee because the applicant is an employee of the Council.



2. PROPOSAL

- 2.1 The application is for a side and front extension to provide an additional bedroom and study at first floor level and an enlarged kitchen, study and WC at ground floor level.

3. PLANNING HISTORY

None.

4. CONSULTATIONS

4.1 Statutory:

No statutory consultations were required given the nature of the application.

4.2 Non-statutory:

- Ecologist - No response received at time of writing. An update will be given at your meeting.

4.3 Public consultation:

- 2 properties were consulted by neighbour consultation letter. A site notice was displayed by the applicant. The consultation period expired on 21 November 2014.
- No representations were received.

5. 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'.

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

5.1 National Planning Policy Framework

Part 7 - Requiring good design

Part 11 - Conserving and enhancing the natural environment

5.2 Reading Borough Local Development Framework Core Strategy

CS1 (Sustainable Design and Construction)

CS7 (Design and the Public Realm)

CS36 (Biodiversity and Geology)

5.3 Sites and Detailed Policies Document

SD1 (Presumption in Favour of Sustainable Development)

DM4 (Safeguarding Amenity)

DM9 (House Extensions and Ancillary Accommodation)

5.4 Reading Borough Council Supplementary Planning Guidance

A Design Guide to House Extensions (Supplementary Planning Guidance).

6. APPRAISAL

Main Issues

- 6.1 The main issues are:
- i. The visual impact of the proposal
 - ii. The impact on neighbours

The visual impact of the proposal

- 6.2 The application is for the erection of a two storey side extension to provide an additional bedroom and study at first floor level and an enlarged kitchen and study at ground floor level. The proposal also involves the addition of a front extension that will span the extension and part of the original house. This will accommodate a porch and WC.
- 6.3 The two storey side extension will be 2.2 metres wide, which is proportionate with the 5.5 metre width of the host dwelling. It will be set back from the front of the property, and set down from the ridge. Its proportions ensure that it will appear subservient to the host property.
- 6.4 The front element of the extension is considered to be in proportion with the host property, and is similar to others found in the immediate vicinity.

Impact on neighbours

- 6.5 The extension will not extend beyond the rear of the existing dwelling and will not have a detrimental impact on occupants of neighbouring properties as a result of loss of light or overbearing.

- 6.6 Numbers 18 and 20 Grafton Road currently have first floor landing windows opposite each other, at a distance of 6 metres. The new extension will also have a landing window that will be approximately 4 metres from the neighbours landing window. However, because these rooms are not habitable, and this is largely replicating an existing situation, this relationship is considered to be acceptable.
- 6.7 A side facing bedroom window is also proposed in the flank wall of the extension. This will look directly toward the blank part of the side wall of number 20, and therefore there are no privacy issues.

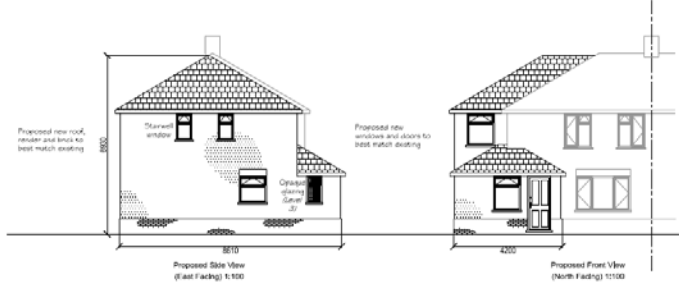
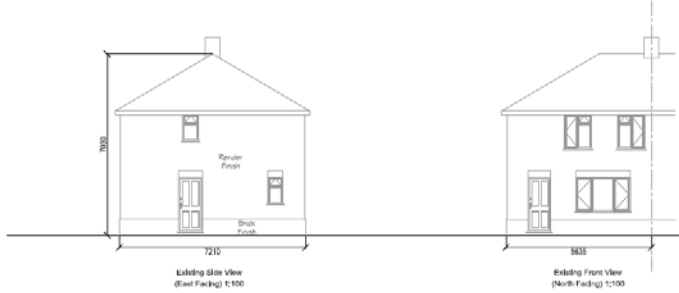
Equalities impact assessment

- 6.8 In determining this application the Committee is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, gender, 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.
- 6.9 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 to comply with the relevant Development Plan Policies as assessed above. It is therefore recommended that approval be granted, subject to suitable conditions.

Plans: 914/A401



Client			
SB Page			
Project			
Wrap Around Extension			
Drawing			
Existing & Proposed Elevations			
Date	Scale	Site	Drawn By
15/10/2014	1:500	AS	JC
Dwg No.			Rev.
914/A401			

Case Officer: Ben Pratley