

| Item No. | Application No. and Parish | Statutory Target Date | Proposal, Location, Applicant |
|--|------------------------------|-----------------------|---|
| (1) | 22/01556/HOUSE Newbury TC | 23/08/2022 | Proposed single storey rear extension replacing existing PVCu conservatory and single storey rear kitchen extension 11 Valley Road, Newbury, RG14 6ET Mr and Mrs Brian Conlon |
| ¹ Extension of time agreed with applicant until 02 September 2022 | | | |

The application can be viewed on the Council's website at the following link:

<http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01556/HOUSE>

Recommendation Summary: To **DELEGATE** to the Service Director, Development and Regulation to **GRANT PLANNING PERMISSION** subject to the schedule of conditions (Section 8 of the report)

Ward Member(s): Councillor David Marsh
Councillor Tony Vickers
Councillor Adrian Abbs

Reason for Committee Determination: Applicant is Council Employee

Committee Site Visit: 25 August 2022

Contact Officer Details

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1. Introduction

- 1.1 This application seeks planning permission for a single storey rear extension to replace an existing PVCu conservatory and a single storey rear kitchen extension.
- 1.2 The application site is a semi-detached two-storey house, which lies in a large established residential estate within Newbury. The street scene comprises a mix of detached and semi-detached properties and there is a strong building line to both sides of the road. The properties generally have large back gardens which are well enclosed. The existing building incorporates an integral garage and is set off the southern (side) boundary allowing for access to the rear.
- 1.3 The proposal is to replace an existing conservatory to the rear of the property and to extend the existing rear wall out to form a new rear building line marginally to the rear of the existing conservatory, effectively squaring off the rear elevation at ground floor level. The proposal would have a mono-pitched lean-to roof with four rooflights inserted with the roof rising slightly higher than the existing garage roof when viewed from the street.
- 1.4 The existing internal space is somewhat convoluted and the proposal includes for the removal of some internal walls to provide for an open-plan kitchen/living area with patio doors leading onto an existing terrace and with an existing window reinserted to the new rear wall. Further to this, an existing window on the side elevation would be replaced with a new door and a new 'dwarf' wall would be erected partially along the frontage to match that at the adjoining property, No. 9.

2. Planning History

- 2.1 The table below outlines the relevant planning history of the application site.

| Application | Proposal | Decision / Date |
|----------------|----------------------|------------------------|
| 07/01545/HOUSE | Conservatory at rear | Approved 31/08/2007 |

3. Procedural Matters

- 3.1 Given the nature and scale of this development, it is not considered to fall within the description of any development listed in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. As such, EIA screening is not required.
- 3.2 A site notice was displayed on 28 July 2022 at the application site; the deadline for representations expired on 19 August 2022.
- 3.3 CIL liability will be formally confirmed by the CIL Charging Authority under separate cover following the grant of any permission. More information is available at www.westberks.gov.uk/cil

4. Consultation

Statutory and non-statutory consultation

4.1 The table below summarises the consultation responses received during the consideration of the application. The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report.

| | |
|------------------------------|--------------|
| Newbury Town Council: | No objection |
| WBC Highways: | No objection |

Public representations

4.2 No representations have been received.

5. Planning Policy

5.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The following policies of the statutory development plan are relevant to the consideration of this application.

- Policies ADPP1, ADPP2, CS14 and CS19 of the West Berkshire Core Strategy 2006-2026 (WBCS).

5.2 The following material considerations are relevant to the consideration of this application:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- WBC House Extensions SPG (2004)
- WBC Quality Design SPD (2006)

6. Appraisal

6.1 The main issues for consideration in this application are:

- Principle of Development
- Impact on Character of the Area
- Impact on Residential Amenity

Principle of development

6.2 The site is within the defined settlement boundary of Newbury, where the principle in favour of development is established, subject to an assessment against relevant Development Plan policies.

Character and appearance

- 6.3 The NPPF states, among other things, that planning should always seek to secure high quality design. In line with that, Policy CS14 of the Core Strategy seeks to ensure that new development demonstrates high quality and sustainable design which respects and enhances the character and appearance of the area whilst Policy CS19 seeks to ensure that new development is appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and character.
- 6.4 In this case, the application site is situated within the urban area of Newbury and the application seeks permission for a relatively small single storey rear extension, effectively replacing an existing conservatory and extending the existing rear wall out to form a new rear building line, marginally to the rear of the existing conservatory. From a search of local planning histories it is clear that this is a relatively common form of extension in the area and it is noted that the House Extensions SPD recognises that extensions to the rear are the least likely to have a major impact on the house and surroundings.
- 6.5 The back garden is well enclosed with a 1.8m high close boarded fence to the boundaries and whilst there would be some views of the extension when passing along the street where the monopitch rises slightly higher than the existing flat-roofed garage, they would be very limited, given the relatively small scale of the proposal and of no significant material consequence in terms of the visual quality of the street scene.
- 6.6 Materials to be used are indicated on the application form and submitted plans, as white rendered blockwork with uPVC windows and doors and a single ply grey roofing material. Whilst the existing walls are of red brick the use of white render in the extension is not considered to cause any material harm and is acceptable given the single storey nature of the proposals to the rear of the site.
- 6.7 In officers' opinion, the design and scale of the proposal is considered proportionate and in keeping with the original property and it is not considered that the proposal would be detrimental to the overall character of the host dwelling or the area generally and would be appropriate in terms of location, scale and design.

NEIGHBOURING AMENITY

- 6.8 With regard to the impact on neighbour amenity, Policy CS14 of the West Berkshire Core Strategy seeks all development to have a positive impact on quality of life in the district. Conversely, developments that have a negative impact on quality of life would not accord with the policy. In terms of house extensions or alterations and their impact on amenity, SPG 04/2: House Extensions, identifies loss of light (natural and direct), overshadowing, overbearing and loss of privacy as the issues of primary concern.
- 6.9 There are similar extensions to the rear of other properties in the local area and it is considered reasonable to suggest that they can generally be accommodated without causing undue harm to the adjoining properties. In this case, the existing conservatory has a solid wall presenting to the neighbouring property to the north, No. 9, and the slightly increased depth compared to the existing situation, is not considered to significantly exacerbate existing impacts on that property.
- 6.10 To the south of the site, No. 13 has a single storey side extension and a two storey rear extension approved by virtue of application reference 05/00220/HOUSE and the extension proposed here would not extend beyond the rear wall of that property. There are allotment gardens to the rear of the site and therefore no amenity impacts would arise from that aspect.

- 6.11 Details of guttering are not shown on the submitted plans but the applicant has indicated through correspondence that it is likely a box gutter will be incorporated such that the works can be contained within the application site / land in the ownership of the applicant. Whilst this may not necessarily be a planning matter, it is considered that an informative on the decision notice should advise the applicant that planning permission does not afford any rights to undertake works outside the site boundary.
- 6.12 Having regard to the above, it is considered that the proposal accords with relevant Development Plan policies which seek to ensure that there is no significant harm on the living conditions currently enjoyed by residents of neighbouring properties arising from new development.

7. Planning Balance and Conclusion

- 7.1 Having taken account of all relevant policy considerations and the material considerations referred to above, it is considered that the development proposed is acceptable and appropriate and approval is justifiable. It is not considered that this proposal would demonstrably harm the amenity of adjoining residential properties or the character of the area and therefore accords with guidance contained within the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy 2006-2026 and supplementary planning guidance.

8. Full Recommendation

- 8.1 To delegate to the Service Director of Development & Regulation to GRANT PLANNING PERMISSION subject to the conditions listed below.

Conditions

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|----|--|
| 1. | <p>Commencement of development</p> <p>The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p>Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).</p> |
| 2. | <p>Approved plans</p> <p>The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below:</p> <p>LOCATION PLAN BLOCK PLAN DRWG 000863/01 EXISTING PLANS AND ELEVATIONS DRWG 000863/02C PROPOSED PLANS AND ELEVATIONS (all received 28/06/2022)</p> <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p> |

Informatives

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|----|--------------------------------------|
| 1. | Proactive |
| 2. | Party Wall Act |
| 3. | Works within red line site ownership |