

Environment – Development Management

DELEGATED OFFICER REPORT (HOUSEHOLDER APPROVAL)

Application Ref Number:	180214
Site Address:	25 Allnatt Avenue, Winnersh, Wokingham, RG41 5AU
Proposal:	Householder application for proposed erection of single storey rear extension, access ramp to right hand flank passage to provide wheelchair access to main property, access ramp to rear garden from bedroom, hard standing to front garden to provide access for wheelchair user crossover from public highway.
PSCODE: Other Householder	
Recommendation:	Approve
Site Visit:	22/02/2018 (Notes on file)

CONSTRAINTS CHECKING:	
The dwelling/site is not: <ul style="list-style-type: none"> • a Listed Building (or within the setting of a Listed Building) • within a Conservation Area • within the designation Greenbelt • outside of a Settlement boundary (i.e. not Countryside) 	<input checked="" type="checkbox"/>
HISTORY CHECKING:	
There is no relevant Planning Application or Planning Appeal History to the current application (i.e. being substantially the same development)	<input checked="" type="checkbox"/>

CONSULTATION: (Tick relevant box)	Neighbours: <ul style="list-style-type: none"> None Received/No Objection <input type="checkbox"/> Objection raised <input checked="" type="checkbox"/>
	<p>Issues raised :</p> <p>3 letters were received from occupants of neighbouring properties on following grounds:</p> <ul style="list-style-type: none"> • Submitted drawings do not match the existing development and the proposal is not clear. • Since existing outbuildings of no. 24 and no. 25 are conjoined, demolition of no. 25 outbuilding would damage 24's outbuilding. • No party wall agreement was signed between the neighbours. • The kitchen layout didn't reflect the special requirements of the applicant. <p><i>(Officer's note: these issues were taken into consideration while determining the application. Amended plans were submitted by the applicant to include changes to the proposal. These were sent to the neighbours and no further objections received.</i></p>

	<p><i>Party wall requirements do not fall under Town and Country Planning Act 1990 regulations and as such are not material considerations in planning. However, an informative is attached to the final decision notice, reminding the applicant of Party Wall requirements).</i></p>	
	Parish/Town Council:	None Received/No Objection <input checked="" type="checkbox"/> Objection raised <input type="checkbox"/>
	<u>Issues raised:</u>	<div style="border: 1px solid black; padding: 5px; width: fit-content;"> <i>(List here)</i> </div>
	Internal Consultees:	None Received/No Objection <input checked="" type="checkbox"/> Objection raised <input type="checkbox"/>
	<u>Issues raised :</u>	<div style="border: 1px solid black; padding: 5px; width: fit-content;"> <i>(List here)</i> </div>
	If objection raised please outline in full in Issues box below	

OFFICER ASSESSMENT:	
Complies with Borough Design Guide in respect of:	
Impact on nearby residential amenity	<input checked="" type="checkbox"/>
Design/Character	<input checked="" type="checkbox"/>
Garden Depth	<input checked="" type="checkbox"/>
Separation Distances	<input checked="" type="checkbox"/>
Complies with Council's Adopted Parking Standards:	<input checked="" type="checkbox"/>
ISSUES:	<p>The original submitted plans for the single storey rear extension and enclosed passageway showed the extension and covered passageway sited hard up to the adjoining outbuilding at no. 24, Allnatt Avenue. This design was not considered acceptable due to potential impact on the retained concrete slabs and possible disturbance to the neighbour's outbuilding.</p> <p>Following pro-active discussions with the applicant, agent and the adjoining neighbours and their representatives, revised plans were submitted which showed the removal of the covered passageway and single storey rear extension set in 1575mm from the boundary with no. 24.</p> <p>The application is assessed below, based on the revised plans.</p> <p><u>Design/Character</u> The proposed single storey rear extension and ramped access will replace the existing flat roof detached outbuilding which is no longer fit for purpose. It will be set in 1575mm from the boundary with no. 24 and will not be visible from the</p>

street scene and as such is considered to be an improvement over the existing situation.

The proposed access ramp with handrails and access gates to the side of the dwelling are set back from the front elevation and are considered to have an acceptable impact on the street scene.

The proposed installation of hardstanding on the existing front grass area is to provide suitable access for a wheelchair user. Although this will result in the loss of the front lawn and the removal of existing boundary hedge, given that a number of other properties along the street have paved over their front garden areas and the works would be considered permitted development, the proposed change is considered to have an acceptable impact on character of the street scene.

Impact on Neighbours

The proposed single storey rear extension is shown to be set in 1575mm from the side boundary with no. 24, Allnatt Avenue and hard up to the shared boundary with no. 26, Allnatt Avenue. It will have a depth of 3590mm and will extend across the full width of the dwelling. It has been designed with a flat roof with a maximum height of 2.8m.

The nearest window is in the rear elevation of no. 26 and serves a kitchen/diner, which is classes as a habitable room. The proposal when assessed against BRE Guidelines would infringe the 45° line on plan but not in elevation and therefore, there is not a technical loss of light to this habitable room.

The proposed extension is to be sited hard up to the shared boundary with the attached semi at no. 26. The Borough Design Guide advises that generally single storey rear extensions with a depth of up to 4.0m sited close to a side boundary are considered acceptable. In this particular case, the depth is 3.5m and the total height of the flat roof at 2.8m is significantly less than the more usual height of 4.0m for a pitched roof single storey rear extension. As such, the proposal is not considered to have a significant overbearing impact on its neighbouring property.

The proposed extension would include windows in the rear elevation which will face into the enclosed rear garden which is bounded by 1.8m high close boarded fencing and will not result in any additional overlooking or loss of privacy.

The access ramp to the rear will extend into the rear garden area and will be raised a distance of approximately 150mm above ground level. However, given the existing boundary treatments and the siting of the detached outbuilding belonging to no. 24, it is not considered to cause a loss of amenity to either of the neighbouring occupiers or have an adverse impact on their private rear amenity space.

Other issues

Re-arrangement of kitchen

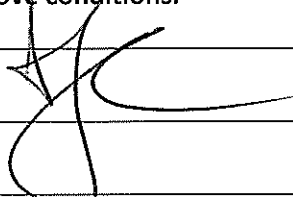
A Wokingham resident has commented on the scheme and asked why the kitchen is not being altered at the same time to meet the needs of the tenant.

The local planning authority has a duty to determine the application based on

	submitted plans and the impact of the proposal on the external appearance of the existing dwelling and the amenity of the neighbours. Although the comment is a valid observation, the internal arrangement of the kitchen is not a material planning issue and does not form part of the assessment of this application.
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CIL :	CIL Liable Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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CONDITIONS	Officer recommended standard conditions: CA2, CA5, CB7, Porous surfacing as approved, I04 Within curtilage
	Officer recommended non-standard conditions:
	Consultee recommended conditions: CF4 Parking, CG5 Surfacing of Access, I22 Access Constrction

AUTHORISATION	
Following the appraisal of the application (including a discussion of the merits of the proposal between Case Officer and Team/Service Manager) and consideration against relevant Development Plan policies, and all relevant material considerations including the Borough Design Guide & NPPF it is authorised to APPROVE the application subject to the above conditions.	
Case Officer: Rosie Rogers	Team/Service Manager: 
Date: 17 May 2018	Date: 17/05/18

SITE VISIT NOTES AND RECORD

REFERENCE NO:	180214
SITE ADDRESS:	25 Allnatt Avenue, Winnersh, Wokingham, RG41 5AU
DATE OF VISIT(S)	22/2/18

DESCRIPTION OF SITE/BUILDING

Two storey semi-det dwelling overlooking informal P.O.S + Children's Play area.

DESCRIPTION OF SURROUNDINGS/LOCAL CHARACTER

Part of series of similar design

RELATIONSHIP WITH ADJOINING PROPERTIES

No 24. - LHS semi with detached outbuilding attached to det outbuilding belonging to No 25.

No 26 - LHS semi on corner plot
kitchen window - nearest GF window
FP bedroom + bathroom

SITE CONSTRAINTS AND OTHER PLANNING MATTERS:

(E.g. parking, access, trees, levels, boundary treatments, other)

Outbuilding to be demolished.

Existing pedestrian path concrete to side.

Existing boundary hedge to be removed.

Method Statement for safe demolition.
Inconsistent scaling of plans - condition

