

Agenda Item 83.

Application Number	Expiry Date	Parish	Ward
172420	28/02/2018	St.Nicholas Hurst	Hurst;

Applicant	Mr and Mrs John and Lesley Jarvis
Site Address	Penfold, Lodge Road, Hurst
Proposal	Householder Application for the proposed erection of a 9.5m by 4.0m deep glass and aluminium canopy fixed to rear elevation, plus the installation of a fireplace with flue fixed to side elevation.
Type	Householder
PS Category	21
Officer	Stefan Fludger
Reason for determination by committee	The applicant is a Councillor.

FOR CONSIDERATION BY	Planning Committee on Wednesday, 14 February 2018
REPORT PREPARED BY	Assistant Director – Place

SUMMARY

The application site is a moderately sized, detached property set within a deep plot along Lodge Road in Hurst. The application site is within the settlement boundary but adjoins the Countryside. The application site forms part of linear development along Lodge Road, which demonstrates buildings of mixed styles and forms.

The application proposes the erection of an open sided glass and aluminium canopy to the rear of the dwelling, along with a flue on the side elevation. The application is not retrospective.

The report concludes that no part of the development would have a harmful impact on the character of the area, amenity of neighbouring occupiers, highway safety, the amenity of future occupiers or protected species. It is recommended that this application is approved as it would accord with the NPPF and Wokingham Development Plan Policies.

The application is before the committee as the applicant is a Borough Councillor and sits on the Planning Committee.

PLANNING STATUS

- Limited development location
- Wind turbine safeguarding zone
- Landfill consultation zone
- Minerals consultation zone
- Contaminated land consultation zone

RECOMMENDATION

That the committee authorise the GRANT OF PLANNING PERMISSION subject to the following Conditions and Informatives:

Conditions:

Time Limit

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

Approved Plans

2. This permission is in respect of the submitted application plans and drawings 1763/01/11 and 12, received by the local planning authority on 11/08/2017 and plan numbered 1763/02 received by the local Planning Authority on 29/11/2017 and revised plans numbered 1763/03 REV A and 1763/13 REV B, received by the local Planning Authority on 03/01/2018. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

Materials

3. Except where stated otherwise on the approved drawings or application form, the materials to be used in the construction of the external surfaces of the development hereby permitted shall be of similar appearance to those used in the existing building, unless otherwise agreed in writing by the local planning authority.

*Reason: To ensure that the external appearance of the building is satisfactory.
Relevant policy: Core Strategy policies CP1 and CP3.*

Informatives:

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

PLANNING HISTORY

Application Number	Proposal	Decision
O/12/58	Outline application to erect 2 houses and 4 bungalows or chalets at Whistley Green, Hurst	Approved – 11/02/1958
89/58	Four chalets at Lodge Road, Hurst	Approved – 10/06/1958
PD/333/69	Widening of dormers	Approved – 02/07/1969

	TB23	Biodiversity and Development
Supplementary Planning Documents (SPD)	BDG	Borough Design Guide – Section 4

PLANNING ISSUES

Description of Development:

1. The proposed development includes the installation of an open sided dark grey aluminium and glass canopy to the rear elevation of the existing dwelling. A matt black stainless steel flue would also be installed in the side elevation to serve a new fireplace in the living room. The canopy would be 3.8 metres deep and 9.4 metres wide and the flue would be 7.8 metres high, reaching approximately the same height as the existing roof.

Principle of Development:

2. The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan (MDD) Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.
3. Policy CC02 of the MDD sets out the development limits for each settlement as defined on the policies map and therefore replaces the proposals map adopted through the Core Strategy, as per the requirement of policy CP9. Policy CP9 sets out that development proposals located within development limits will be acceptable in principle, having regard to the service provisions associated with the major, modest and limited categories. As the site is within a limited development location, the proposal is acceptable in principle.

Character of the Area:

4. Policy CP1 of the Core Strategy states that planning permission will be granted for development proposals that *'maintain or enhance the high quality of the environment'*. Policy CP3 of the Core Strategy states planning permission will be granted if development is *'of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area, together with a high quality of design, without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life'*.
5. The proposed canopy would have a glazed roof and dark grey aluminium supports. It would be located at the rear of the dwelling and as a result of limited opportunities to view the canopy from a public vantage point, it would have a very limited impact on the character of the area. This is further supported by the fact that it is a lightly constructed, and open sided structure that is clearly subservient to the host dwelling. It should be noted that the Borough Design Guide SPD recommends that rear extensions should not extend more than 4 metres from a rear wall where close to a side boundary. This property has already been extended to a depth of 4 metres at both two storey and single storey level. Therefore the proposed extension would result in an 8 metre rear extension when compared to the original dwelling. This

being said, due to the above points it is not considered that the proposal would lead to a detrimental impact on the character of the area in this instance and is therefore acceptable.

- 6 The Parish Council have objected to the proposed chimney and have stated the view that it would be incongruous compared to both the host dwelling and the wider streetscene due to its industrial appearance. While this view has been taken into consideration, the flue is relatively inconsequential in terms of its appearance and is a common feature for which allowances are made in the residential permitted development regime. As such, it should be noted that this flue would constitute permitted development, were it not restricted by a condition which was imposed under a permission granted for a previous extension at the property (F/2014/1863).
- 7 The above being taken into consideration, the matt black colour of the flue would make it less prominent against the backdrop of the existing dwelling and this would appear as any other black service pipe against the elevation of the dwelling. It is also modest in size and scale. For these reasons it is not considered that the flue would be detrimental to the character of the area and would therefore not substantiate a reason to refuse this application.

Residential Amenities:

8. As has already been discussed, the proposal would result in an 8 metre extension from the rear of the original property, which is contrary to the advice contained within the Borough Design Guide SPD. However, the rear facing canopy would be separated from both adjacent boundaries by at least one metre, which is in accordance with the recommended separation distance in the Guide. It would also be single storey, separated from the rear boundary by approximately 34 metres and a light and open sided structure. Reference to BRE Loss of Light Guidelines suggests that there would not be a significant or detrimental loss of light to either adjacent neighbour. The canopy is an open sided structure and therefore would have similar overlooking impacts on neighbours to the existing patio area. For these reasons the proposal would not lead to a detrimental loss of light, overlooking or overbearing impacts to any neighbour when compared to the existing situation.
9. The proposed flue is minor in terms of bulk and would be situated alongside the neighbour to the north. For the above reasons neither aspect of the proposal would lead to a harmful loss of light, overbearing or overlooking impact to neighbouring properties.

Access and Movement:

10. The proposal would not lead to an increase in the number of habitable rooms and therefore there would be no impact in terms of parking or highway safety.

Environmental Health:

11. The application site lies within the potentially contaminated land and landfill gas consultation zones. The Environmental Health Officer has stated that they have no objection to this application and that no further information is required due to the nature of the development.

Amenity Space for future occupiers:

12. As the proposal is for an open sided structure, the space within it would form part of the amenity space at this property and therefore no amenity space would be lost. The flue would also not lead to any loss of amenity space.

Ecology:

13. The proposal is close to potential bat foraging habitat. However, there would be no works to the roof, save for the very minor works to the flat roof where the proposed canopy would be attached. For this reason the application is acceptable in terms of its impacts on bats as a protected species.

CONCLUSION

14. The proposed development is considered to be relatively minor in nature with the majority of the built form at the rear of the host dwelling. The flue would be more prominent from views within the streetscene, however, this is not an unusual form of development in a residential situation, and its matt black finish would reduce its prominence. No part of the development would have a harmful impact on the amenity of neighbouring occupiers, highway safety, the amenity of future occupiers or protected species. It is therefore recommended that this application is approved as it would accord with the NPPF and Wokingham Development Plan Policies.