

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham

App Ref: 221419/FUL

Address: 38-40 Piggotts Road, Reading, RG4 8EN

Proposals: Single storey rear extension to No. 38 and 40

Case Officer: Mr David Brett

Applicant: Mr Ballard

Date received: 22/09/2022

Valid from: 04/10/2022

Target Decision date: 14/04/2023, extension of time on decision agreed from 29/11/2022

1. INTRODUCTION

The proposal site includes two terraced row dwellings located on Piggotts Road, Caversham. The surrounding area is considered largely residential, with similarly designed terraced rows and semi-detached dwellings. The proposal site is located within Flood Zones 2 and 3.



1. 38 and Piggotts Road. Photo taken by case officer on 06/10/2022



2. Rear of 38 and 40 Piggotts Road. Photo provided by the agent on 30/10/2020.

The agent supplied site photos for both number 38 and number 40 on 30/10/2020 to support planning applications 201486 and 201487 (see section 3 of this report for further details). These photos were used for the purpose of determining this application. A site visit was carried out on 06/10/2022, the development site has not meaningfully changed since the consideration of application 210111.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development consists of two identically designed single storey rear extensions at number 38 and number 40 Piggotts Road as a single application.

Plans considered:

- Location & Site Plans - PL-100
- Existing Plans & Elevations - PL-200
- Proposed Plans & Elevations - PL-201
- Flood Risk Assessment 10/11/2020 Domestic Extension in Flood Zone

Received on 22/09/2022

3. RELEVANT PLANNING HISTORY

38 Piggotts Road

201486/HOU - Single Storey rear extension - Application Withdrawn on 15/01/2021

40 Piggotts Road

201487/HOU - Single Storey rear extension - Application Withdrawn on 15/01/2021

38 & 40 Piggotts Road

210111/FUL - Single storey rear extension to No. 38 and 40 - Application Withdrawn on 22/07/2022

4. CONSULTATIONS

4.1 The following addresses were consulted by letter.

36 Piggotts Road, Caversham, Reading, RG4 8EN

42 Piggotts Road, Caversham, Reading, RG4 8EN

The Bungalow, Send Road, Caversham, Reading, RG4 8EH

The applicant has confirmed to the Council that a site notice was erected on Thursday 6th October 2022, enabling consultation for a period of 21 days and which expired on Thursday 27th October 2021.

No consultation responses have been received for this application.

5. EQUALITY ACT 2010

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

6. LEGAL AND PLANNING POLICY CONTEXT

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:

National Policy

National Planning Policy Framework

National Planning Practice Guidance

Reading Borough Local Plan (Adopted November 2019)

CC7 Design and the Public Realm
CC8 Safeguarding Amenity
H9 House Extensions and Ancillary Accommodation
H10 Private and Communal Outdoor Space
EN18 Flooding and Drainage

SPG/SPD

Design Guide to House Extensions SPD (2021)

Planning Obligations under S106 SPD (2015)

7. APPRAISAL

7.1 House Extensions and Ancillary Accommodation

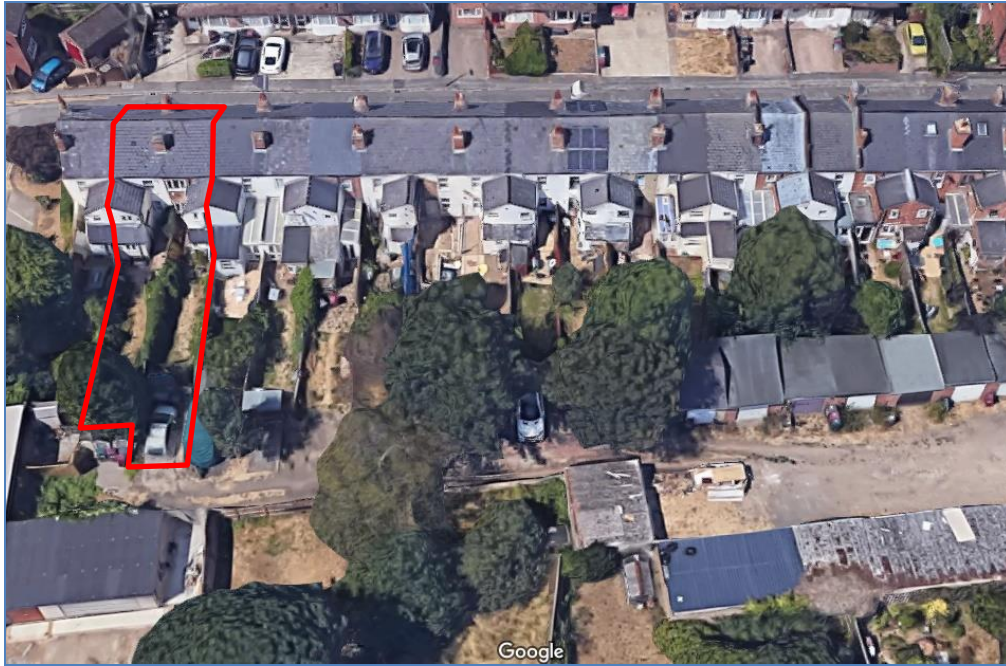
In accordance with Reading Borough Local Plan policy H9: House Extensions and Ancillary Accommodation, house extension proposals are acceptable where it:

- *Respects the character and appearance of the house in terms of scale and locations.*
- *Respects the character and pattern of neighbouring properties and appearance of the street as a whole in terms of scale, location, materials and design, the arrangement of doors, windows and other principal architectural features and any important existing building line.*

The proposed development seeks the erection of two single storey rear extensions at number 38 and number 40 Piggotts Road. Both rear extensions proposed are identically designed, full width of both respective properties.

Both rear extensions wraparound their respective outriggers and extend to both side boundaries. The rear extensions feature a pitched roof, each with three roof lights proposed to the side of the roof. The rear elevations of both extensions feature patio doors with a small window which serves to provide natural light to proposed bathrooms. Both proposed rear extensions also feature a small flat roof in front of the rear elevation of the two storey outrigger. The proposed rear extensions have a depth of 5.7m and extend the full width of both numbers 38 and 40. The ground to eaves of both extensions is 2.6m, with a maximum height of 3.2m.

The rear of the terraced row along Piggotts Road features two storey outriggers to each dwelling, which appear to have been extended in a variety of designs and scales. While the proposed extensions at numbers 38 and 40 would be larger rear extensions to the rear of Piggotts Road, the size, scale and design of these extensions are not considered harmful to the character and appearance of the surrounding area. The proposed extensions would not be visible from the street scene, and are considered not to have a harmful impact on the character and appearance to the rear of the terraced row. The proposed extensions are not considered visual dominant and are considered sensitively designed to respect the size and scale of the existing dwellings at number 38 and 40.



3. Rear of 38 and 40 Piggotts Road, proposal site highlighted in red. Image retrieved from Google Maps on 03/03/2021.

Overall, the proposed single storey rear extensions are not considered to harm the character and appearance of the existing dwellings and the surrounding area. The materials used in the construction of the extensions have been specified on the application form to match throughout. Therefore, the proposed development is considered in accordance with policy H9 of the Reading Borough Local Plan.

In accordance with Reading Borough Local Plan policy H9: House Extensions and Ancillary Accommodation, house extension proposals are acceptable where it:

- *Does not result in a loss of biodiversity within gardens.*

It is not considered that the proposal would result in a loss of biodiversity within the garden to the point of refusal for this application.

7.2 Safeguarding Amenity

This proposal has also been assessed against Reading Borough Local Plan policy CC8: Safeguarding Amenity, which states that proposals are acceptable where they will not cause a detrimental impact on the living environment of existing residential properties with regard to (amongst other matters):

- *Privacy and overlooking*
- *Access to sunlight and daylight*
- *Visual dominance and overbearing effects of a development*
- *Harm to outlook*

The proposed development is not considered to harm the living conditions at 36 Piggotts Road. The rear elevation of the proposed extension at number 38 does not extend beyond the rear elevation of the existing ground floor extension at number 36. Therefore, the proposed extension at number 38 is not considered to result in a harmful loss of light or appear visually dominant or overbearing to number 36. The proposed rear extension at number 40 is also not considered to harm the living conditions at number 36 in accordance with policy CC8 of the Reading Borough Local Plan.

The proposed development is not considered to harm the living conditions at 42 Piggotts Road. While the rear elevation of the proposed rear extension at number 40 does extend beyond the rear elevation of the existing ground floor extension at number 42 by 1.7m, the increase in

depth is not considered overbearing to number 42. The proposed rear extension at number 40 is not considered to result in a harmful loss of light to habitable rooms or the garden at number 42, as number 42 is directly south of number 40. The proposed rear extension at number 38 is also not considered to harm the living conditions at number 42 in accordance with policy CC8 of the Reading Borough Local Plan.

Both rear extensions proposed feature small flat roof area (2.5m² at number 40, 2.9m² at number 38) adjacent to the rear elevation of the existing two storey outriggers. Due to the location and size of the proposed flat roof areas it is considered necessary to condition the use of the flat roof space, preventing the area from being used as a terrace area (unless otherwise granted via a future planning application). This is to safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy CC8 and H9 of the Reading Borough Local Plan.

With regards to the impact of the development on both 38 and 40 Piggotts Road, given the size, scale and depth of the proposed rear extensions, they will need to be constructed in tandem. This is to ensure that the proposed rear extensions do not harm the living conditions at either number 38 or 40 Piggotts Road. For instance, should number 38 not complete their proposed rear extension on time or before the proposed rear extension at number 40, there is a risk that number 38 would suffer from a potential loss of light to habitable rooms, with the proposed rear extension at number 40 appearing overbearing and result in the creation of a shadowed alley.

As both developments at number 38 and 40 are dependent on each other, to avoid concerns that there would be harm to the living conditions at both 38 and 40 with regard to policy CC8 of the Reading Borough Local Plan should one of the extensions be implemented but the other one not, it is considered that the applicants will need to enter into a s106 legal agreement to prevent this. Both applicants at number 38 and 40 have indicated that they are willing in-principle to enter into such an agreement.

Overall, the proposed development is not considered to harm the living conditions to neighbouring properties or the surrounding area, subject to the s106 legal agreement. Therefore, the proposed development is considered in accordance with policy CC8 of the Reading Borough Local Plan. To reiterate, this view is of course dependent on a legal agreement to ensure the tandem development of both rear extensions at 38 and 40 Piggotts Road.

7.4 Private and Communal Outdoor Space

This proposal has also been assessed against Reading Borough Local Plan policy H10: Private and Communal Outdoor Space, which states that:

- *Usable outdoor space for houses should be no less than the gross floor area of the dwelling. To which it relates.*

It is considered that this proposed development would not represent an unacceptable loss in private outdoor space. The depth of the rear extensions at numbers 38 and 40 are considered to allow for an appropriate amount of private outdoor space within their respective rear gardens.

7.5 Flooding

As the proposal site is within flood zones 2 and 3, it is required that a flood risk assessment report be carried out and produced to support this application. The report highlights that the proposed floor will be set 160mm above the external level, maintaining the floor levels of the existing dwellings.

It is considered that the proposals will not increase the risk of flooding or compromise the safety of the occupants or neighbours should a 1 in 100 flood occur. A compliance condition is considered necessary to ensure that the measures stated are carried out. This is to comply with

good practice building for flood resilience/safety in the flood zone and in accordance with policy EN18 of the Reading Borough Local Plan.

8. CONCLUSION

The proposed development has been assessed and the proposed works are considered to be in accordance with the above relevant policies and planning permission can be granted subject to conditions and the completion of a s106 legal agreement in respect to tandem development at 38 and 40 Piggotts Road.

9. RECOMMENDATION

GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS AND COMPLETION OF A S106 LEGAL AGREEMENT

10. CONDITIONS

TL1: Time Limit (Standard)

The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

AP1: Approved Plans

The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

Plans considered:

- Location & Site Plans - PL-100
- Proposed Plans & Elevations - PL-201

Received on 22/09/2022

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

M1: Materials (To Match)

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policies CC7 and H9 of the Reading Borough Local Plan 2019.

PD5: Use of Roof Restricted

The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific planning permission from the Local Planning Authority.

REASON: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy CC8 and H9 of the Reading Borough Local Plan 2019.

SU9: Flood Protection Measures (As Specified)

Prior to first occupation of the development hereby permitted, all flood mitigation and protection measures as contained within - Flood Risk Assessment 10/11/2020 Domestic Extension in Flood Zone dated 10/11/2020 (received on 22/09/2022) shall be implemented in full and maintained in perpetuity for the lifetime of the development.

REASON: In order to comply with good practice building for flood resilience/safety in the flood zone and in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

11. INFORMATIVES

Standard Informatives

IF4: S106

A section 106 Agreement has been completed for this development. A copy of the S106 Legal Agreement is available on the Council's Public Register of Planning