

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Park

App Ref: 230550/HOU

Address: 56 Wokingham Road, Reading, RG6 1JJ

Proposals: Proposed erection of a single storey front extension, two storey side and rear extension, garage conversion to create annex and front porch

Case Officer: Beatrice Malama

Applicant: P Millett

Date received (valid from): 24 April 2023 **Agreed Decision date:** 21 July 2023

Site visit date: 17 July 2023

1. SITE DESCRIPTION

The proposal site is a two-storey semi-detached dwelling on Wokingham Road, between Bulmershe Road and College Road. The surrounding area is considered residential with a mix of Two-storey semi-detached dwellings and terraced rows.

Site visit photos:



Figure 1: Front elevation



Figure 2: Rear garden including rear elevation and adjoining side elevation

2. PROPOSAL AND SUPPORTING INFORMATION

Planning application is sought for the proposed erection of a single storey front extension, two storey side and rear extension, garage conversion to create annex and front porch

Plans considered

Drawing No. 00 – Location Plan dated February 2023, received on 24 April 2023
Drawing No. 01 – Existing Floor Plans dated February 2023, received on 24 April 2023
Drawing No. 03 – Existing Roof Plan dated February 2023, received on 24 April 2023
Drawing No. 04 – Existing Elevations dated February 2023, received on 24 April 2023
Drawing No. 06 – Existing Block Plan dated February 2023, received on 24 April 2023
Drawing No. 11 – Proposed Ground Floor dated April 2023, received on 24 April 2023
Drawing No. 12 – Proposed First Floor dated April 2023, received on 24 April 2023
Drawing No. 13 – Proposed Roof Plan dated February 2023, received on 24 April 2023
Drawing No. 14 – Proposed Front and Right Side Elevations April 2023, received on 24 April 2023
Drawing No.15 – Proposed Rear and Left Side elevations dated February 2023, received on 24 April 2023
Drawing No. 16 – Proposed Block Plan dated February 2023, received on 24 April 2023
Planning Statement for 56 Wokingham Road, Reading, RG6 1JJ, received on 24 April 2023
Application Form dated 21 April 2023, received on 24 April 2023

3. RELEVANT PLANNING HISTORY

200901/HOU - Single storey front extension, two storey rear extension, garage conversion to create annex and front porch – application refused on 24/ 8/2020. The application was refused for the following reasons:

- 1. The proposed two-storey rear and side extension, by reason of its width, depth and resultant scale and massing, fails to respect, maintain and enhance the character and appearance of the host dwelling, contrary to Policies CC7 and H9 of the Reading Borough Local Plan (Adopted November 2019).*
- 2. The proposed two-storey rear and side extension, by reason of its footprint, would result in an unacceptable reduction in outdoor space which fails to respect the size and character of similar spaces in the vicinity, contrary to Policies CC8 and H10 of the Reading Borough Local Plan (Adopted November 2019).*

210799/HOU - Single storey front extension, two storey side and rear extension, garage conversion to create annex and front porch – application refused on 13/ 7/2021. The reasons for refusal were as follows:

- 1. The proposed two-storey rear and side extension, by reason of its width, depth and resultant scale and massing, fails to respect, maintain and enhance the character and appearance of the host dwelling, contrary to Policies CC7 and H9 of the Reading Borough Local Plan (Adopted November 2019).*
- 2. The proposed two-storey rear and side extension, by reason of its footprint, would result in an unacceptable reduction in outdoor space which fails to respect the size and character of similar spaces in the vicinity, contrary to Policies CC8 and H10 of the Reading Borough Local Plan (Adopted November 2019).*

4. CONSULTATIONS

RBC Transport Development Control – No objections to the application subject to conditions restricting the use of the extension for ancillary purposes only and adherence to the proposed parking arrangement.

The following addresses were consulted by letter.

54 Wokingham Road, Reading, Berkshire, RG6 1LE
58 Wokingham Road, Reading, Berkshire, RG6 1JJ
Flat 5, 3 Bulmershe Road, Reading, RG1 5RH
Flat 4, 3 Bulmershe Road, Reading, RG1 5RH
Flat 3, 3 Bulmershe Road, Reading, RG1 5RH
Flat 2, 3 Bulmershe Road, Reading, RG1 5RH
Flat 6, 3 Bulmershe Road, Reading, RG1 5RH
Flat 1, 3 Bulmershe Road, Reading, RG1 5RH

No comments have been received

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.

5. 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
EN15 Air Quality
TR3 Access, Traffic and Highway Related Matters
TR5 Car and Cycle Parking and Electric Vehicles Parking

SPG/SPD

Design Guide to House Extensions SPD (Adopted March 2021)
Revised Parking Standards and Design SPD (2011)

6. APPRAISAL

6.1 Land use

Policy H9 details that ancillary accommodation will be acceptable where it would not be capable of operating as a separate dwelling which could be let or sold separately. Paragraph 4.4.76 of the supporting text details that ancillary accommodation could be considered a separate dwelling where it:

- *Is self-sufficient in terms of facilities (e.g. kitchens and bathrooms);*
- *Has its own front door without internal links to the main house; and/or*

- *Has its own external facilities e.g. access, drive, garden; or has scope for these external facilities to be easily created.*

The supporting text details that planning conditions, and where necessary, obligations will ensure that extra accommodation remains ancillary to the main dwelling.

In this instance the applicant has specified the proposals will create an annex, while the floor plans detail the 'new' elements are self-sufficient. However, the access would be shared within the proposed porch and other facilities (drive / garden) are shared too (although they could possibly be separated in the future). Nevertheless, the use of the new development for ancillary purposes will be secured via condition.

6.2 Design and amenity space

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

The proposed development includes the conversion of existing garage to kitchen and bathroom, a forward extension with porch and a two-storey rear and side extension.

The proposed front extension / porch / conversion of the garage are not considered to be particularly characterful of the property, but in themselves are considered to be fairly modest additions which are not considered to be harmful to the extent to resist the proposals on.

Turning to consider the proposed two-storey side and rear extension, while it is acknowledged that the proposed development would be partly obscured by a large conifer to the front of 54 Wokingham Road, the proposed development would become evidently noticeable from the highway should the conifer be removed or substantially pruned (which could occur at any time as it is outside of a conservation area and is not subject to a TPO). However, given the design and scale and that the upper floor would be set down from the main roof ridge and away from the front, the new upper floor is considered to be subservient to the main dwelling house and thus the primary character of the host house would be retained. In addition, given the choice of materials which would match the rest of the house, the new development is considered to be in keeping with the rest of the house and the neighbouring properties. The new front and rear extension would align with the existing building line at 58 Wokingham Road and therefore the development is considered to be in keeping with the existing character of the neighbouring properties. Overall the proposed development is not considered to adversely harm the character and appearance of the host house, neighbouring properties and the street scene.

With regard to the amount of garden space available for use by the present and future occupants, policy H10 details that the design of outdoor areas will respect the size and character of other similar spaces in the vicinity. The supporting text at paragraph 4.4.84 clarifies that that house extensions that would result in a loss of outdoor space will also be judged against Policy H10. Policy CC8 is also relevant in that development will not cause a detrimental impact on the living environment of existing residential properties.

The property has a small sized garden space which is characteristic of this part of Wokingham Road. Considering the modest depth of the front and rear extensions, the proposed development within the rear and front gardens is not considered to contribute to an unacceptable loss of quality usable outdoor space at 56 Wokingham Road. The size and character of the outdoor area would be similar to those of the adjoining properties and would continue to be useable. This would compare favourably with the predominant prevailing character in the local area.

Overall, the current resubmission is considered to have adequately overcome all of the concerns raised under planning application ref 210799/HOU which formed the basis for refusal. Therefore, the proposed development under this application ref: 230550/HOU is considered to comply with Policies CC7, CC8, H9 and H10 of the Reading Borough Local Plan.

6.3 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 various factors, including:

- *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 the neighbouring adjoining property 58 Wokingham Road. This is due to the location and separation distance of the proposed works in relation to the nearest habitable windows and outdoor amenity space at 58 Wokingham Road.

With regards to 54 Wokingham Road, the proposed two-storey rear / side extension would be set close to the boundary of this neighbouring property. However, this aligns with the side elevation of the neighbouring property (single storey lean-to side extension and two storey side elevation of the property), with the only above ground floor window likely to serve a staircase or landing. As such, the two-storey addition would not be harmful to the neighbouring property in terms of amenity.

The single storey element of the proposed development includes a large area of flat roof. To restrict the use of the flat as a roof terrace, roof garden or any such use that may not be permitted, a condition will be imposed. This is to ensure the amenities of neighbouring properties are protected.

In terms of the impact on 3 Bulmershe Road, it is noted that a new rear facing window is proposed at first floor level. However, it is evident that the rear most part of 3 Bulmershe Road serves parking spaces, so the loss of amenity at this point is not considered so great to warrant the refusal of the application on this ground. In addition, the additional window within the rear elevation is not considered to introduce any new harmful views and thus the living conditions of the neighbouring properties would not be adversely affected by the new development. The proposal therefore complies with Policy CC8 of the Reading Borough Local Plan 2019.

6.4 Air Quality

This proposal has been considered against Reading Borough Local Plan policy EN15, as the proposal site is within an Air Quality Management Area (AQMA). As demonstrated in the policy, this proposal does not meet the requirements for an Air Quality Assessment (AQA) and is considered not enough of a detrimental impact air quality to warrant such an assessment due to the size and scale of the proposal.

6.5 Transport

It is noted that that the proposed garage conversion to habitable accommodation will result in the loss of existing parking space. The property is served via an existing shared vehicle dropped crossing from Wokingham Road which is a classified road and a red route.

The proposed ground floor plan (Drg no. 11) includes 2 onsite parking spaces which conforms to the Councils current Parking Standards and Design SPD and is therefore deemed acceptable. It is

worth noting however that the converted garage could be independent let and therefore would require a parking space that is fully accessible without obstruction which the proposed layout would not allow. To ensure the converted garage continues to be for ancillary use, a condition will be imposed

Officers are mindful that only two vehicle parking spaces are required for a four-bedroom dwelling within Zone 2, as stated in the Revised Parking Standards and Design SPD (2011), and therefore it is concluded that suitable off-street parking is maintained at the property as a result of the proposed works.

7. CONCLUSION

The proposed development has been assessed as set out above and is considered to be acceptable on that basis, subject to the following conditions.

8. RECOMMENDATION

Application Permitted

Recommended Conditions:

Time Limit (Standard)
Approved Plans
Materials (To Match)
Ancillary Use
Use of Roof Restricted
Vehicle Parking (As Specified)