

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Minster

App Ref: 211924/HOU

Address: 54 Coley Avenue, Reading, RG1 6LN

Proposals: Side extension to create a Living room on the ground floor and additional Bedroom and small office upstairs.

Case Officer: Beatrice Malama

Applicant: Mr Charlie Richards

1. SITE DESCRIPTION AND SURROUNDING AREA

The application site is a two story detached dwelling house located at the corner of Coley avenue and Froxfield Avenue.

The area is predominantly residential comprising of detached and semidetached dwellings of similar style. lodges. Many houses in the area have rendered exterior walls with pitched roofs and gable ends. The area is characterised by extensions of various sizes and designs.

The application site is built of brick with a pitched roof and rendered gable ends. There is an existing dormer extension in the eastern roof slope.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning application is sought for the proposed side extension to create a Living room on the ground floor and an additional bedroom on the first floor and a small office.

Plans considered:

20211007_R3_01.1@A4 Rev 3 - Location Plan

20211007_R3_01.2@A4 Rev 3 - Block Plan

20211007_R3_01.3@A4 Rev 3 - Site Plan

20211007_R3_01.5@A4 Rev 3 - Proposed Ground Floor Plan

20211007_R3_01.5@A4 Rev 3 - Proposed Over Existing Ground Floor

20211007_R3_01.8@A4 Rev 3 - Proposed First Floor

20211007_R3_01.9@A4 Rev 3 - Proposed Over Existing First Floor

20211007_R3_01.11@A3 Rev 3 - Proposed Elevations

20211007_R3_01.12@A4 Rev 3 - Section

20211007_R3_01.13@A3 Rev 3 - 3D Views

Received by the Local Planning Authority on 6th September 2022

20211007_R2_01.4 Existing Ground Floor

20211007_R2_01.7 Existing First Floor

20211007_R2_01.10 Existing Elevations

Received by the Local Planning Authority on 29th November 2021

3. RELEVANT PLANNING HISTORY

No planning history

4. CONSULTATIONS

A site notice was sent to the applicant on 6th December 2021 and the following addresses were consulted by letter.

52 Coley Avenue, Reading, RG1 6LN

1 Froxfield Avenue, Reading, RG1 6LR

West Lodge, Coley Avenue, Reading, Berkshire, RG1 6LS

No Letters of representation 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 (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

H9 (House Extensions and Ancillary Accommodation)

Supplementary Planning Document

- A Design Guide to House Extensions

6. APPRAISAL

Character and Appearance

The area is characterised by detached and semi-detached dwellings of similar design and style. Within the immediate surrounding of the area similar chalet bungalow style dwellings are prominent with large gable pitched roofs and dormer roof projections providing first floor level accommodation within the roof space.

The proposal is for a part two part single story side extension to create additional space for living room at ground floor level and a bedroom and en-suite at first floor level. The proposed two storey side element would be 3.7m in width and 7.5m in length and would adjoin the eastern elevation of the existing dwelling. The two storey side extension would present as a subservient addition to the existing dwelling with the ridge height of the roof of the extension set 1m below that of the existing main roof. The two storey extension would also appear sympathetic in appearance with hipped roof form incorporating modest pitched roof dormer roof extension to the south elevation and modest gable extension to the north elevation.

The single storey element of the proposal would have slightly larger footprint being between 4.2m and 6.4m in width and 7.5m in length and would have a sympathetic hipped roof form.

The extensions would be finished in red brick at ground floor level, white render at first floor level and a tiled roof which would match the material finishes of the existing dwelling.

The appearance of the proposed extensions is considered to integrate satisfactorily with the host dwelling.

The existing dwelling is set on the corner of Coley Avenue and Froxfield Avenue and is set up from street level in an elevated position such that the east elevation of the dwelling, where the extension is proposed, is prominent to views from the street-scene at the corner junction of the two roads. At its closest point the existing dwelling is set 5m from the east side boundary with Froxfield Avenue. Whilst the proposed extension would reduce the separation to the east boundary a distance of 1.5m would be maintained at the closest point, increasing to 3.5m to the southern end of the extension. A separation of 2.6m would be maintained at the closest point to the east boundary from the proposed two storey element of the extension within this separation increasing to over 5m at the southern end of this part of the extension.

It is considered that the proposals would maintain sufficient separation to the site boundary such as to not appear unduly cramped, prominent or harmful to views from the street-scene. Notably the proposals would project closest at single storey level only and the proposed sympathetic design with modest eaves level of 2.6m and hipped roofs

sloping away from the boundary is considered to ensure that the proposals would integrate satisfactorily with the character of the street and surrounding area.

The dwelling is located within a generous plot in terms of its size and the footprint and scale of the extensions proposed are considered proportionate to this and the existing dwelling.

A condition is recommended to ensure that the proposed extension is utilised as ancillary accommodation in connection with the existing single dwelling use of the house. Use of the extension as an independent dwelling would result in a development, in this prominent location, which would be out of keeping with the pattern and character of development found in the surrounding area and would result in sub-standard accommodation for occupation as a separate dwelling. The application does not seek planning permission for a separate dwelling and such a development would have additional policy requirements such as parking and affordable housing provision which are would not be provided as part of this development would not fall to be considered under this application for householder planning permission.

The proposals are considered to comply with policies CC7 (Design and the Public Realm) and H9 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan and A Design Guide to House Extensions SPG (2021).

Residential Amenity

The siting of the extension to the east elevation of the existing dwelling is such that it is not considered to impact on neighbouring dwellings or result in any loss of neighbouring amenity. As such the proposed extension complies with Policy CC8 (Safeguarding Amenity).

Natural Environment

The site has two existing trees along the eastern side boundary fencing. Due to the extent of the proposed development, the smaller tree, which appears to be in poor condition, located north east of the property is proposed to be removed. It is proposed to provide 4 replacement tree further to the north of the site along the eastern boundary. Subject to securing the replacement planting by way of condition officers to do object to the loss of the single small tree. A condition is recommended to secure submission and approval of the replacement planting prior to the first occupation of the extension and its implementation within the first planting and seeding seasons following the occupation of the building(s) or in accordance with a timetable agreed in writing with the Local Planning Authority. The proposals are considered to accord with Policy CC7 (Design and The Public Realm) in terms of provision of appropriate landscaping and Policy EN14 (Trees Hedges and Woodland) in terms of extending vegetation cover within the Borough.

Other

The proposal would not be liable for the Community Infrastructure Levy because the floor space of the proposed extensions would not exceed 100m².

7. RECOMMENDATION

GRANT planning permission subject to the following conditions:

1. TL1 - TIME LIMIT
2. AP1 - APPROVED PLANS
3. M1 - MATERIALS TO MATCH
4. L1 - LANDSCAPING SMALL SCALE (TO BE APPROVED)
5. PD6 - ANCILLARY DOMESTIC USE

Informatives

1. IF1 - Positive and Proactive Working - Approval
2. 1F5 - Terms and Conditions
3. IF6 - Building Control
4. IF7 - Complaints about Construction
5. 1F8 - Encroachment
6. I11 - CIL
7. 1F3 - Highways
8. I25 - Ongoing Information Conditions