

## DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Norcot

App Ref: 221565/HOU

Address: 11 Cockney Hill, Tilehurst, Reading, RG30 4HF

Proposals: Single Storey Rear Extension

Case Officer: Mr David Brett

Applicant: Mr S K Hashemi

Date received (valid from): 19/10/2022

Target Decision date: 14/12/2022

### 1. INTRODUCTION

The proposal site is a two-storey detached dwelling located on Cockney Hill, Tilehurst. The surrounding area consists of a mix of two storey detached dwellings and bungalows. The surrounding area is considered largely residential, with The Avenue School and Churchend Primary School within 300m north of the proposal site. At the proposal site itself there is one tree preservation order (TPO) designated trees (3/004 - Cherry Tree). The neighbouring properties at numbers 9 and 13 also contain several TPO trees.



Fig 1. Front of 11 Cockney Hill. Photo taken by case officer on 22/04/2022.



Fig 2. Rear of 11 Cockney Hill. Photo taken by case officer on 22/04/2022.

A site visit was carried out on 22/04/2022 for application 220321.

### 2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks:

- A two-storey side extension. There is a note on the plans stating that the extensions proposed have been previously approved under application 181497 (see section 3 of this report for details).

Plans considered:

- ~~Existing Plans 2207-00-DR-A-001~~
- ~~Existing Elevations 2207-00-DR-A-002~~
- ~~Proposed Ground Floor Plan 2207-00-DR-A-003~~
- ~~Proposed First Floor Plan 2207-00-DR-A-004~~
- ~~Proposed Elevations 2207-00-DR-A-005~~
- ~~Existing and Proposed Roof Plan 2207-00-DR-A-006~~
- ~~Location Plan Block Plan 2207-00-DR-A-007~~

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- Existing Plans - 2207-00-DR-A-001
- Existing Elevations - 2207-00-DR-A-002
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- Proposed Elevations - 2207-00-DR-A-005
- Existing and Proposed Roof Plan - 2207-00-DR-A-006
- Location Plan Block Plan - 2207-00-DR-A-007

Received on 27/10/2022

- Bat Scoping Survey carried out by Crossman Associates - S1201.001

Received on 29/11/2022

### **3. RELEVANT PLANNING HISTORY**

101370/FUL - Conversion of integral garage into study - Application Permitted on 14/01/2011

181497/HOU - Two storey side extension - Application Permitted on 05/10/2018 (not implemented)

220321/HOU - Single Storey Rear Extension - Application Permitted on 19/05/2022.

Officer Note: The agent for application 221565 informed officers that work has commenced for the development approved under permission 220321.

### **4. CONSULTATIONS**

#### **4.1 The following addresses were consulted by letter.**

9 Cockney Hill, Tilehurst, Reading, RG30 4HF - Response received on 16/11/2022

- *With reference to application 181497.*
- *The existing brick building (to be demolished) is the only structure that defines the boundary between number 9 and 11. A dimension on the plan would avoid and misunderstanding as to the position of the boundary in the future.*
- *The established beech hedge extends in a continuous straight line from the front boundary to the rear boundary.*
- *It is the property of number 9 and has been planted wholly within the property of number 9. It is noted that the proposed alterations will not required any pruning back of the hedge.*
- *These comments in now way support the suitability of the proposed alterations.*

13 Cockney Hill, Tilehurst, Reading, RG30 4HF - No response received.

5 Chelt Close, Tilehurst, Reading, RG30 4HZ - No response received.

6 Chelt Close, Tilehurst, Reading, RG30 4HZ - No response received.

7 Chelt Close, Tilehurst, Reading, RG30 4HZ - No response received.

8 Chelt Close, Tilehurst, Reading, RG30 4HZ - No response received.

Reading Borough Council, Ecology - Response received on 28/10/2022

- The house may host roosting bats and to confirm whether this is the case, and if so how bats will be affected by the proposals, a bat survey will need to be carried out. The survey report will need to be provided before the application is determined or the application would need to be refused on the grounds that insufficient evidence had been

provided to determine the likely impacts of the proposals on bats (which are a protected species and a material consideration in the planning process).

Reading Borough Council, Ecology - Updated response received on 14/12/2022

- The bat survey (Crossman Associates, November 2022, ref: S1201.001) has been undertaken to an appropriate standard and concludes that the risk of bats being affected by the proposals is minimal. There are therefore no objections to this application on ecology grounds.

Reading Borough Council, Natural Environment - No response received.

## **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

EN12 Biodiversity and the Green Network

EN14 Trees, Hedges and Woodland

### **SPG/SPD**

Design Guide to House Extensions SPD (Adopted March 2021)

Revised Parking Standards and Design SPD (2011)

## **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.*

Policy CC7 of the Reading Borough Local Plan requires all development to be of high quality design and maintain and enhance the character and appearance of the surrounding area. In this specific case, this concerns the following components:

- Layout
- Landscape
- Scale: height and massing; and
- Architectural detail and materials

Cockney Hill consists mainly of detached dwellings on generously sized plots. Many of the dwellings have been extended to the side, rear and upwards. The development proposed is considered characteristic of other similarly large developments within the surrounding area.

The development consists of a two-storey side extension. The width of the proposed extension is 2.3m and is set back from the front elevation by 0.5m. The depth of the extension is 6.3m at ground floor level, and 4.6m at first floor level. The development has a modest ground to eaves height to the side elevation of 3.5m and hips down towards the flank. The ridge to the proposed extension is set down from the existing ridge by 0.9m. The development proposed is considered similar in terms of size, scale and appearance to that of approval 181497/HOU, however, the development will also be considered in the context of the recently approved single storey rear extension at the site (permission 220321). The cumulative impact of permission 220321, which is being implemented, and the development proposed under application 221565 will be discussed.

In terms of size, scale and appearance the proposed development is considered subservient to the existing dwelling. In isolation, the development is considered to be almost identical to the development approved under application 181497. When considered in conjunction with permission 220321, it is considered that the site is capable of taking a large single store rear extension, and the proposed two storey rear extension. The proposed two storey side extension is not considered to harmfully increase the footprint of the dwelling to the point where it could be considered an overdevelopment of the site, whilst the development has been designed in order to appear subservient to the existing dwelling.

The combined developments of 220321 and 221565 are considered to result in a large family dwelling that would not be at odds to the character and appearance of other dwellings along Cockney Hill.

With regards to materials, the walls of the proposed rear extension have been specified on the application form to match the existing dwelling. The arrangement of doors and windows to the proposed extension is acceptable and respects the fenestration of the existing dwelling. The materials of the proposed development will be conditioned to match the existing dwelling. This is in the interests of visual amenity and ensuring the proposed rear extension responds positively to the local context and character in accordance with Policies CC7 and H9 of the Reading Borough Local Plan 2019.

Overall, the proposed development is considered in accordance with Policies H9 and CC7 of the Reading Borough Local Plan. The proposed development is considered to respect the character and appearance of 11 Cockney Hill and the surrounding area.

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. The development is considered to retain the verdant character of the front boundaries along this section of Cockney Hill, with no alterations proposed to the existing soft landscaping or removal of trees.

## **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*

With regard to the impact of the proposed development on 9 and 13 Cockney Hill; the development would not result in a harmful loss of light, privacy or appear overbearing to these neighbouring dwellings. It is noted that a rooflight is proposed to the west facing roof slope of the development serving the proposed first floor bedroom, looking out towards number 9. The proposed roof light is at a high level and would not provide harmful views to habitable rooms or the rear garden at number 9. The development is also not considered to harm the outlook or appear overbearing to number 9 due to the set back of the development from the side boundary and modest ground to eaves height for a two-storey development.

No other nearby occupier is considered to be significantly impinged by the proposed development in relation to any amenity consideration. For existing and future occupiers of 11 Cockney Hill, the proposed development is considered to improve the standard of accommodation at the site.

Overall, the proposed extension is not considered to harm the living conditions to neighbouring properties or the surrounding area. Therefore, the proposed development is considered in accordance with policies CC7 and CC8 of the Reading Borough Local Plan.

## **7.3 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 proposal will not represent an unacceptable loss in private outdoor space.

## **7.4 Transport**

A scheme of hard landscaping has been approved under application 220321. It is considered that the hard landscaping approved under application 220321 can still be carried out in conjunction with the development proposed under application 221565. Nevertheless, it is considered that the driveway would still accommodate two on site vehicle parking spaces for a four bedroom dwelling within Zone 3, as required by the Revised Parking Standards and Design SPD (2011) without the hard landscaping approved under application 220321. As demonstrated in Fig 1, It is considered that the existing hard landscaping and access would accommodate two vehicles parked side by side, utilising the existing access.



Fig 3. Front of 11 Cockney Hill. Photo taken by case officer on 22/04/2022.

## **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.

## **9. RECOMMENDATION**

**GRANT**

## **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:

- Proposed Ground Floor Plan - 2207-00-DR-A-003
- Proposed First Floor Plan - 2207-00-DR-A-004
- Proposed Elevations - 2207-00-DR-A-005
- Existing and Proposed Roof Plan - 2207-00-DR-A-006
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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.

## **11. INFORMATIVES**

Standard Informatives