

DELEGATED APPLICATION REPORT

Address: 73 Armour Hill

Application No: 220459/HOU

Proposal: Proposed single storey rear extension and additional storey

Applicant: Aravind Sampath

Extended Target Decision date: 11/07/22

Case officer: Connie Davis

1. Site description and Surrounding Area

The application site is a bungalow located on the northern side of Armour Hill. The road has a mixture of bungalows and semi-detached two storey properties of varying designs and styles.

The application site building is not listed, nor is it located within a conservation area.

2. The Proposal

Householder planning permission is sought for the addition of a second storey on the existing bungalow and a 4m rear extension at ground floor.

The width of the existing property will remain the same from the front and rear elevation. The property will have a total depth of around 17.2m and a maximum (eaves) height of 5m. Windows are to be inserted on both first-floor side elevations.

3. Consultation

Neighbours consultation:

The following addresses were formally consulted via letter on 07/04/22:

71, 77 Armour Hill

In addition a site notice was displayed for the required 21 day period.

No responses were received.

Internal Consultation

Ecology: No objection

Natural Environment: No objection subject to conditions

4. Plans and Documents Considered

The Council, in reaching its recommendation, has taken into consideration the following plans & documents:

P1313-01 Rev A - Location & Block Plan

Received 4th July 2022

Emergence Survey Report - Bats prepared by Chase Ecological Consultancy

Received 1st June 2022

Preliminary Bat Roost Assessment prepared by Chase Ecological Consultancy

Received 18th May 2022

P1313-02 - Plans and Elevations
Application Form

Received 29th March 2022

5. Relevant Planning History

None.

6. 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.

7. Relevant Planning Guidance

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. The Development Plan for Reading relevant to the application site comprises the Reading Local Development Framework '*Core Strategy*' 2008 (Altered 2015) and '*Sites and Detailed Policies Document*' 2012 (Altered 2015).

The '*National Planning Policy framework*' ('NPPF') 2021 states clearly that its content is to be a material consideration in the determination of applications. The 'NPPF' states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Core Strategy and Sites and Detailed Policies Document) according to their degree of consistency with the 'NPPF' (the closer the policies in the plan to the policies in the 'NPPF',

the greater the weight that may be given). Accordingly, the 'NPPF' and the following development plan policies and supplementary planning guidance are relevant:

8. Relevant Policies

The application has been assessed against the following policies:

National

National Planning Policy Framework;

National Planning Policy Guidance;

Reading Borough Local Plan (2019)

- CC7 Design and the Public Realm
- CC8 Safeguarding Amenity
- H9 House Extensions and Ancillary Accommodation
- H10 Private and Communal Outdoor Space
- TR3 Access, Traffic and Highway-Related Matters
- EN12 Biodiversity and the Green Network
- EN14 Trees, Hedges and Woodland

Other guidance

Supplementary Planning Guidance - A Design Guide to House Extensions (2021)

9. Appraisal

Design, impact on the host dwelling, character of the area and street scene

It is acknowledged that the proposed alterations and extensions will ultimately change the character and style of the host dwelling, going from 1 to 2 storey. However, given that Armour Hill does not have a distinct style of property in terms of size or appearance, the conversion from a single storey to two storey (chalet bungalow) dwelling is not considered to significantly harm the impact of the surrounding area or street scene.

The proposed materials are to match the existing property and therefore the proposed finishes are not considered detrimental to the street scene. Matching materials will be secured via condition. The general scale of the extended dwelling will be comparable to other two storey dwellings and the single storey extension complies with the Design Guide to House Extensions SPD with a depth of 4m.

The extension will also not result in amenity space being reduced by an unacceptable degree.

The proposal would therefore not conflict with Policies CC7 and H10 of the Local Plan (2019).

Impact on neighbouring amenity

The property considered to be most potentially affected by this proposal is no. 71 and 77 Armour Hill to the east and west of the site respectively.

The separation distance between the dwelling and neighbouring boundaries will remain unaltered. Both neighbouring dwellings are two storey, and therefore the proposal would not be considered overbearing. It is acknowledged that the single storey rear extension (and an element of two storey) would project beyond the rear elevation of both neighbours. However the neighbouring site will still have suitable access to natural light given the separation distance will remain unaltered.

2 first floor side windows will be located on the eastern elevation (facing no. 77) and 5 would face to the west (facing no. 71). These windows will serve non-habitable rooms (bathrooms/ landing) and secondary windows for bedrooms. No. 77 has one high level side facing window however due to its positioning, it is unlikely to be a primary window for a habitable room. There would not be concern of overlooking or loss of privacy. No. 71 has one first floor wide facing window which appears to be a bathroom (a non-habitable room). Again, given this, there would not be considered a loss of privacy to neighbours. A condition will also be applied ensuring all first floor side windows are obscurely glazed.

The proposal is considered to be an acceptable distance away from properties at Larissa Close (separation distance of approximately 13m), and the additional storey would not directly face onto properties in the close so there would not be considered a substantially harmful loss of privacy or overlooking.

The proposal is therefore considered to accord with Policy CC8 of the Reading Borough Local Plan (2019).

The Natural Environment

Ecology

The Bat Emergence Survey report (Chase Ecology, May 2022) has been undertaken to an appropriate standard and concludes that the proposed works are unlikely to adversely affect bats. There are no objections to this application on ecological grounds. In accordance with Policy EN12 of the Reading Borough Local Plan (2019).

Trees

It is noted that a large proportion of vegetation has been removed from the site. However, these were not protected by TPOs, nor is the site located within a Conservation Area. Upon consultation with the Natural Environment Officer, it is considered that the RPA of the tree at the rear (on boundary with No. 77) could be affected by the extension (this is a young tree of minimal wider value at the moment):



This tree is not shown on drawings. However it's protection could be secured via condition.

Landscaping to the frontage of the site has also been removed, and the proposal will see the loss of the grassed element of the driveway. To compensate, a strip of landscaping has been proposed to the site boundary. Whilst it is acknowledged that placing this landscaping to the frontage would have greater benefit to the street scene, there is no consistency in frontage treatment along the street. Therefore, its placement on the side boundary is considered acceptable, although further details of that landscaping is required to be secured via condition.

Transport

There are no Transport objections to this application as the proposed works do not change the existing parking arrangements. Submitted location and block plan illustrates more than 2 vehicles on the front garden area which would conform to the Councils current standards. The property is served via an existing dropped kerb. The proposal is therefore deemed acceptable in accordance with Policy TR3 of the Reading Borough Local Plan (2019).

Other Matters

The proposal will create more than 100 sqm of additional floorspace and so will generate a CIL liability.

10. Recommendation:

Grant planning permission, subject to the following conditions:

Conditions

1. Time Limit
2. Approved Plans
3. Matching Materials

4. Hand excavation in RPAs

5. Prior to first occupation/use of the building hereby approved, a scheme of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall specify means of treatment for hard surfaced areas, means of enclosure including mammal gaps where appropriate, specify species, planting sizes, spacing and numbers of trees/shrubs to be planted (including replacement trees and tree pit specifications where appropriate, and must include a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting.

Planting shall be carried out in accordance with the approved details in 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. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

REASON: In the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

6. First floor side windows to be obscurely glazed

Informatives

1. Terms
2. Building Control
3. Complaints about construction
4. Encroachment
5. Highways
6. CIL
7. Positive and Proactive