

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Whitley

App Ref: 210712/HOU

Address: 443a Basingstoke Road, Reading, RG2 0JF

Proposals: Ground and first floor extensions and associated alterations (Amended Description)

Case Officer: Mr David Brett

Applicant: Mr S Bashir

Date received (valid from): 05/05/2021

Target Decision date: 08/09/2022, extension of time agreed on decision from 30/06/2021

1. INTRODUCTION

The proposal site is a single-storey dwelling on Basingstoke Road, Whitley. Earlier in 2021, the wider plot was formally sub-divided, with 443a now being a self-contained 1 bedroom flat (see relevant history below). The applicant owns both 443 Basingstoke Road and 443a Basingstoke Road and is seeking extensions to both properties under separate applications in this instance (see relevant history below).

Beyond No. 443 (a two-storey dwelling), directly north of this is a small parade of fast food takeaways and convenience stores. Aside from this, the surrounding area consists of largely semi-detached dwellings. The area west of the proposal site is largely considered commercial, consisting of large warehouses and offices. The proposal site is not listed or within a Conservation Area.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks ground floor and first floor extensions to 443a to form what would become a semi-detached pair between 443 and 443a Basingstoke Road. The design of the extensions is considered to seek to reflect the overall design of the main house at 443.

It is important to note that separate application 210711 at 443 Basingstoke Road has also been submitted at the same time as this application, 210712. When the schemes proposed under applications 210711 and 210712 are combined, the works would be considered to effectively create a two storey semi-detached pair.

Plans considered:

- Site Location Plan - 443a Basingstoke Road
- Preliminary Ecological Appraisal (Bats) of 443 Basingstoke Road Reading - SPH/ET/PEA-21/04.01
- Existing Floor Plans - 01 (443a only)
- Existing Floor Plans (Roof) - 03 (443a only)
- Existing Elevations - 04 (443a only)
- Proposed Floor Plans (Ground Floor) - 06
- Proposed Floor Plans (First Floor) - 07
- 443a Boundaries - 07 Rev C
- Proposed Roof Plans - 09
- Proposed Elevations - 10
- ~~- Proposed Block Plan - 11~~
- Proposed Floor Plans (Ground Floor) - 13 (443 only)
- Proposed Floor Plans (First Floor) - 14 (443a only)
- Proposed Roof Plans - 15 (443a only)
- Proposed Elevations - 16 (443a only)
- ~~- Proposed Block Plan - 17 (443a only)~~

Received on 05/05/2021

- Proposed Streetscene - 18
- Existing Streetscene - 19

Received on 18/06/2021

~~Proposed Block Plan 11 Rev A~~

Received on 12/07/2021

~~Proposed Block Plan 11 Rev A~~

Received on 23/07/2021

~~Proposed Block Plan 11 Rev C~~

Received on 23/08/2021

- Proposed Bike Storage Plan - 20

Received on 27/08/2021

~~Proposed Elevations 16 Rev A~~

- Proposed Streetscene - 18 Rev A

Received on 27/09/2021

~~Proposed Elevations 16 Rev B~~

~~Proposed Elevations 16 Rev B (Grey uPVC windows)~~

Received on 04/10/2021

~~Proposed Block Plan 11 Rev C~~

~~Proposed Elevations 16 Rev C~~

Received on 28/10/2021

- Proposed Block Plan - 11 Rev D (includes number 443)

- Proposed Block Plan - 17 Rev D

Received on 10/11/2021

- Proposed Elevations - 16 Rev C

- Schedule of Materials

Received on 09/08/2022

3. RELEVANT PLANNING HISTORY

443 Basingstoke Road (up until 210194 the application site formed part of this)

151570 - Proposed 2-storey side and rear extension. - Application Withdrawn on 08/12/2015

160131 - Application for a Lawful Development Certificate for an existing dwelling house and self-contained 1 bed flat. - Application Permitted on 05/04/2016

Officer Note: The self-contained 1 bed flat being 443a Basingstoke Road.

180206 - Two storey rear and first floor side extensions and new outbuilding for use as gym - Application Withdrawn on 04/04/2018

210194 - Proposed partial subdivision of the plot and alterations to the boundary treatments (amended description). - Application Permitted on 27/04/2021

210711 - Proposed two storey side and rear extension. - Application to be determined.

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

443 Basingstoke Road, Reading, RG2 0JF - No response received.

34 Chagford Road, Reading, RG2 8AZ - No response received.

36 Chagford Road, Reading, RG2 8AZ - No response received.

1 Chineham Court, Basingstoke Road, Reading, RG2 0JB - No response received.

2 Chineham Court, Basingstoke Road, Reading, RG2 0JB - No response received.

3 Chineham Court, Basingstoke Road, Reading, RG2 0JB - No response received.

A site notice was erected on Tuesday 11th May 2021 for a period of 21 days, expiring on Tuesday 1st June 2021. No further comments have been received.

Reading Borough Council, Ecology - Response received on 10/06/2021.

- The Preliminary Bat Survey (Urban tree Experts, 12 January 2021) found no evidence of bats during the internal and external inspections of the property and concluded that there is negligible potential for roosting bats to be present within the property. Furthermore, because the site is surrounded by dense urban housing, retail parks, industrial units and shops, it was unlikely to support foraging or roosting bats, further reducing the likelihood of bats being present.
- As such, considering the location of the house it is unlikely that the proposals will affect bats or other protected species. There are therefore no objections to this application on ecological grounds.

Reading Borough Council, Transport - Response received on 10/07/2021.

- All of the parking associated with this site is accessed from the side therefore turning takes place in the service road, this should therefore be retained.
- Transport would not support a new access onto Basingstoke Road as it is too close to the adjacent access that serves the shops and residential units including 443 and 443a, therefore there should be a continuation of the shared access.

Reading Borough Council, Transport - Updated response received on 16/07/2021.

- The proposed layout (as revised) is not appropriate for the 2 separate dwellings, parking spaces for each dwelling should be independently accessible. Tandem parking arrangements to the front of the properties providing a provision of 2 spaces for each dwelling would be more appropriate.

Reading Borough Council, Transport - Updated response received on 25/08/2021.

- The proposed tandem formation is acceptable.

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
CC9 Securing Infrastructure
H9 House Extensions and Ancillary Accommodation
H10 Private and Communal Outdoor Space
EN12 Biodiversity and the Green Network
TR3 Access, Traffic and Highway-Related Matters
TR5 Car and Cycle Parking and Electric Vehicle Charging

SPG/SPD

Design Guide to House Extensions SPD (Adopted March 2021)
Revised Parking Standards and Design SPD (2011)
Planning Obligations under Section 106 SPD (April 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.*

At ground floor level, the proposed development seek a rear extension as well as a new layout and external alterations to match the overall design of number 443, the neighbouring property. The rear extensions provide a living area and kitchen. A bay window is to be inserted to the front elevation, serving a reception room.

The proposed first floor extensions reflect the footprint of the ground floor (as extended) and extend to the rear of number 443a. Four bedrooms and a bathroom are proposed to the first floor. A pitched roof is proposed to the first-floor extensions. Windows are proposed to the first floor south facing side elevation, these serve a bathroom and front bedroom. The overall design of the extensions is that of a conventional two storey family house, and is considered typical of the surrounding area.

Streetscene elevations that demonstrate the combined developments at 443 and 443a Basingstoke Road have been provided. It is considered that the combined development under application 443 and 443a Basingstoke Road would not appear out of character with the surrounding area. The combined development would effectively see the creation of a two storey semi-detached pair, which is considered consistent with other semi-detached dwelling south of the proposal site on the east side of Basingstoke Road. The surrounding area is considered to consist of predominantly semi-detached pairs. Therefore, the proposed combined development is considered to respect the character and appearance of the surrounding area in accordance with policy H9 of the Reading Borough Local Plan. The proposed development as a whole is considered to respect the character and appearance of the surrounding more so than the existing arrangement. More specifically, whilst the proposed extensions to the existing structure are undoubtably substantial in themselves, set within the context of the prevailing character of the area, there is considered to be scope for the site to be able to accommodate this extent of change.

However, if only one of the two separate applications were implemented (or sought to be implemented), the individual proposals would not comply with design Policies H9 and CC7, with the result being an unsatisfactory mismatch of styles and finished appearances. Accordingly, it is considered necessary to ensure that both developments are implemented. As they are proposed under separate applications, the most appropriate means of ensuring this in practice is to secure a s106 legal agreement, whereby the obligation would ensure both developments are

implemented. The applicant has indicated that they are willing in-principle to enter into such an agreement.

A small bike storage outbuilding is proposed to the rear garden. The bike storage building has a footprint of 5m², features a pitched roof up to a height of 2.2m. The proposed bike storage is considered no larger or more significant than a typical garden shed. The plans indicate that the bike storage shed is to be constructed of timber.

The materials for this development were originally specified to match existing, however, clarity was sought on the materials with the agent as it was presumed that the “existing” was referring to number 443 rather than 443a. The materials have been revised and demonstrated on the proposed plans; with grey render exterior walls, grey uPVC windows, and grey slate roof tiles. The neighbouring semi-detached dwellings along Basingstoke Road consist of a range of exterior materials and finishes, with a mix of red brick and rendered exteriors. Dwellings to the south of 443 consist of a mix of red brick and pebble-dash render, while dwellings to the north of 443 consist of a mix of red brick and white render. The proposed 2m boundary fence dividing 443 and 443a is considered acceptable. The materials selected are considered to reflect the varying character and appearance of the surrounding area and in accordance with Policies CC7 and H9 of the Reading Borough Local Plan.

The size and scale of the proposed development is considered a relatively large extension of the main house; however, the extensions have been designed sensitively and are considered to integrate well within the streetscene and acceptable in accordance with policy H9 of the Reading Borough Local Plan. Properties of the size and scale proposed are considered characteristic of the surrounding area. The proposed development is not considered to harm any important building line to the rear of Basingstoke Road.

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. The extensions are to be constructed upon an already developed part of the site, so there will not be a harmful loss of existing green landscaping.

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 regards to the impact of the development on 443 Basingstoke Road (for which the applicant is also the owner of), given the size, scale and depth of the proposed rear extensions, the extensions sought under application 210712 at 443a will need to be constructed in tandem with application 210711 at 443 Basingstoke Road. This is to ensure that the proposed rear extensions do not harm the living conditions at either number 443 or 443a Basingstoke Road. For instance, should the applicant not complete the works proposed on time or before the proposed rear extension at number 443a, number 443a would suffer from a loss of amenity, with for example the proposed rear extension at number 443 appearing overbearing to 443a.

It is acknowledged that the development proposed at number 443a is comparatively more significant than that proposed under application 210711 at number 443. For number 443, the change in relationship would be more noticeable, as the development at 443a introduces first floor rear facing windows. Despite the addition of a first floor to number 443a, there is

considered to be mutual overlooking to the respective gardens at 443 and 443a. The development proposed at 443a does not propose windows that would overlook habitable rooms at number 443. The resultant relationship between the two developments proposed at 443 and 443a to the rear is considered typical of a semi-detached pair.

As both developments at number 443 and 443a are dependent on each other, to avoid concerns that there would be harm to the living conditions at both 443 and 443a 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 applicant will need to enter into a s106 legal agreement to prevent this. The applicant has indicated that they are willing in-principle to enter into such an agreement. Accordingly, the s106 is required on amenity grounds and design grounds, as separately detailed above.

With regards to the impact of the development on 445 Basingstoke Road; the side elevation of 443a is set in from the side boundary of the plot by 1m. The proposed side elevation at 443a is also set from the side elevation at number 445 by 5.8m, this is due to the existing single storey detached garage and lean-to between the main house at number 445 and the proposed development at 443a. The proposed development is also situated directly north of the main house at number 445. Therefore, it is considered that the proposed ground floor and first floor extensions would not result in a harmful loss of light or appear overbearing due to the separation distance and the orientation of the development in relation to habitable rooms to the main house at number 445.

It is considered appropriate to condition the approval of this application to restrict the potential insertion of side facing windows to the side elevations of the first-floor rear extension under permitted development. This is to safeguard the amenities of number 445 Basingstoke Road from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan. It is also considered appropriate to secure the proposed first floor side facing windows as obscure glazed and top openable above a height of 1.7m from the finished floor level. One of the proposed first floor side facing windows serves a bathroom, whilst the other window serves a bedroom (a secondary window). This is to protect the privacy of number 445 as these openings have the potential to partially overlook the rear garden of number 445.

The development at 443a would retain a sufficient back to back distance of at least 30m in relation to the nearest relevant dwelling along Chagford Road, which is number 36. As per paragraph 7.1.1 of the Design Guide to House Extensions SPD; rear extensions will likely not be supported if it would reduce the back to back distance between dwellings to under 20m for two storey developments. Due to the separation distance between the proposed development and neighbouring dwellings, there is not considered to be a harmful loss of privacy for residents to the rear of 443a Basingstoke Road. First floor windows are proposed to the rear extensions at 443a, however, these windows are not considered to create harmful opportunities for overlooking the rear gardens or habitable rooms to dwellings along Chagford Road due to the separation distance of the development from properties along Chagford Road. Therefore, the proposed development is not considered to harm the living conditions of the residents to the rear of the proposal site along Chagford Road in accordance with Policy CC8 of the Reading Borough Local Plan.

No other nearby occupier is considered to be significantly impinged by the proposed development in relation to any amenity consideration. For current and any future occupiers of the host building, the additional space created by the proposed extensions will improve the standard of accommodation at the property.

Overall, the proposed development is not considered to significantly 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 443 and 443a Basingstoke Road.

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. The depth of the extensions is considered to allow for an appropriate amount of private outdoor space in the rear garden.

7.4 Ecology

Due to the works proposed to the roof of 443 Basingstoke Road, it was required that a bat survey be carried out to determine whether or not the proposal would have an acceptable impact to any roosting bats. A preliminary bat roost assessment report was submitted to support this application on 05/05/2021, which also included assessment of the ground floor flat (443a). The report concluded there is negligible potential for roosting bats within 443 Basingstoke Road. The RBC Ecology consultant has confirmed agreement with the report submitted, with no further assessment or conditions required.

7.5 Transport

The existing parking arrangement at 443 Basingstoke Road consists of a shared driveway and access with 443a Basingstoke Road, with the existing driveway access via a service road, just off of Basingstoke Road. The vehicle parking arrangement as revised (following input from Transport Planning - see section 4 above) demonstrates on site tandem parking for two vehicles in accordance with the requirements of the Revised Parking Standards and Design SPD (2011). Therefore, the proposed development is considered in accordance with policies TR3 and TR5 of the Reading Borough Local Plan.

7.6 CIL

The proposal does not include the addition of more than 100sqm of new floor space and so would not be CIL liable as demonstrated in the existing and proposed plans. The following measurements are taken from the existing and proposed plans submitted for application 210712.

	Existing (m ²)	Proposed (m ²)	Difference (m ²)
Ground Floor	36.7	63.4	+26.7
First Floor	0	63.4	+63.4
Total	36.7	126.8	+90.1

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 443 and 443a Basingstoke Road. The proposed development at 443 Basingstoke Road is subject to application 210711 and similarly requires a s106 legal agreement too.

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:

- Site Location Plan - 443a Basingstoke Road
- Proposed Floor Plans (Ground Floor) - 13 (443 only)
- Proposed Floor Plans (First Floor - 14 (443a only)
- Proposed Roof Plans - 15 (443a only)
- Proposed Elevations - 16 (443a only)

Received on 05/05/2021

- Proposed Bike Storage Plan - 20

Received on 27/08/2021

- Proposed Block Plan - 17 Rev D

Received on 10/11/2021

- Proposed Elevations - 16 Rev C
- Schedule of Materials

Received on 09/08/2022

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.

M3: Materials (As Specified)

The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and/or application forms unless otherwise agreed in writing with the Local Planning Authority.

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

PD2: No New Openings

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) no windows/doors/dormers/openings, other than those shown on the approved plans shall at any time be placed in the side elevation of the extensions hereby permitted without the grant of a separate 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 of the Reading Borough Local Plan 2019.

PD3: Obscure Glazing

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the proposed first floor side facing windows shall be top openable above 1.7m as a minimum when measured from the floor level of the respective rooms, and glazed with obscure glass before occupation of the development hereby approved and shall be permanently maintained as such.

REASON: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy CC8 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