

DELEGATED HOUSEHOLDER APPLICATION REPORT

App Ref: 220755/HOU

Address: 4 Wincanton Road

Proposal: Two storey rear/side extension and a front porch

Case Officer: Connie Davis

Target Decision Date: 18/07/22

SITE DESCRIPTION

4 Wincanton Road is a two storey semi-detached dwelling, located close to the junction with Blandford Road. The dwelling is set within a splayed plot, which tapers to the rear. A large flat roof outbuilding is located to the end of the rear garden. The surrounding area has a residential character, comprised of properties of similar styles and the design. No. 3 (opposite the application site) has a wraparound extension permitted in 2017.

PROPOSAL AND SUPPORTING INFORMATION

The proposal is for a front porch and a part one, part 2 side and rear extension. The side extension would extend the depth of the main house. To the rear, the extensions would be 3.5m in depth. The extensions would be set back from the front elevation and set down from the ridge of the main house by 0.5m. At ground floor level, the extension would be set off by over 1m with no. 2 Wincanton Road, however this reduces at first floor level, meeting the boundary at the rear.

Materials are proposed to match the main dwelling.

The following plans/ documents were submitted:

P1326-01 Rev A - Location & Block Plan

P1326-02 - Plans and Elevations

Received 14th July 2022

Application Form

Received 23rd May 2022

RELEVANT PLANNING HISTORY

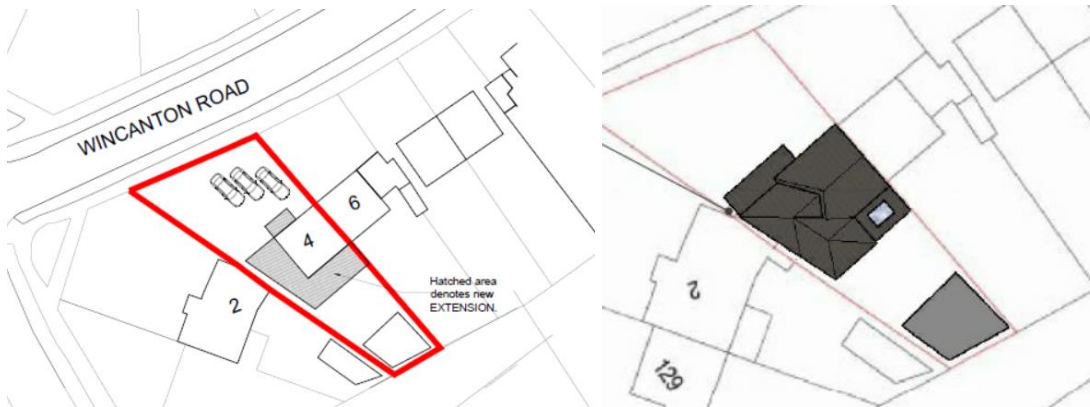
211308/HOU - Rear and side double-storey extension - Application Refused for the following reasons:

1. By virtue of its excessive width and depth the extension would have an over-scaled appearance disproportionate, and not subservient, to the original dwelling and unbalancing the semi-detached pair of houses. The extension would create an awkward and contrived roofscape which would have a jarring effect when viewed alongside the existing dwelling. Cumulatively the extension would cause significant detrimental harm to the character and appearance of the original dwelling and the surrounding area. The proposal is therefore of poor design which is contrary to Policies CC7 and H9 of the Reading Borough Local Plan (2019) and the Design Guide to House Extensions SPD (2021).

2. Due to the lack of information contained within the application submission, it has not been sufficiently demonstrated that the conversion of the existing outbuilding to habitable

accommodation would constitute an incidental use. The outbuilding would be capable of operating as a self-contained dwelling which could be let or sold separately and the location, layout and design is unsuitable for this purpose. On this basis, the proposal is contrary to Policies CC7, CC8, H2 and H9 of the Reading Borough Local Plan (2019).

3. The extension, by virtue of its height and depth in close proximity to the boundary, would cause significant harm to the residential amenities of 2 Wincanton Road in terms of visual dominance and overbearing effects. On this basis, the proposal is contrary to Policies CC8 and H9 of the Reading Borough Local Plan (2019) and the Design Guide to House Extensions SPD (2021).



Proposed block plan (left). Refused block plan (right)

051177/FUL - Two storey side and rear extension, front porch and internal alterations - Application Permitted

040177/FUL - Single storey front and rear extension, two storey side extension - Application Refused

CONSULTATIONS

Internal Consultation

Transport - No objections, subject to condition

External Consultation

The following addresses were consulted by letter and a site notice was displayed.

2, 6 Wincanton Road
131 Blandford Road

No representations were 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)

Policy CC7 - Design and the Public Realm
Policy CC8 - Safeguarding Amenity
Policy H9 - House Extensions and Ancillary Accommodation
Policy H10 - Private and Communal Outdoor Space
Policy TR3 - Access, Traffic and Highway-Related Matters

Design Guide to House Extensions SPD (2021)

6. APPRAISAL

H9 states: An extension to a house will be acceptable where it:

- A. Respects the character of the house in terms of scale, location, materials and design;

To assess this, the following has been considered - would the proposal:

- Detract from the appearance of the original building through the use of ill-matching materials and by not fitting in with the design, scale and proportions of the original building; **NO, the proposal is considered more in proportion with the main dwelling compared to the previously refused scheme.**

The depth of the rear extension (3.5m) is compliant with that outlined in the Design Guide to House Extensions SPD (2021) and the roof form of the extension and porch matching that of the original dwelling.

Following the previous application, the extension was reduced on neighbouring boundaries and through discussions under this application, the front extension removed (with only the porch remaining). This was considered an improvement in relation to the scale of the original dwelling, and the pair of semis.

- Reduce the amount of usable amenity space for the property to an unacceptable degree; **NO**
 - Require the loss of trees in the garden or put significant trees at risk; **NO**
- B. 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;

& C. Does not present an overbearing impact on neighbours or a large blank façade to public areas

To assess this, the following has been considered - would the proposal:

- Significantly reduce the amount of daylight and sunlight enjoyed by neighbouring properties; **NO**, the proposed two storey rear extension is set away from the boundary with no. 6 Wincanton Road by 2.2m. A 45 degree light angle will not be breached.

Whilst no 2 Wincanton Road has a first floor side window, due to the orientation of this dwelling, it would not face directly onto the proposed side extension and as such would still receive an adequate level of light. Due to the rear extension being set off the boundary with no. 2, it would also not substantially reduce light levels to first floor rear windows. This neighbour also has a garage side window that faces onto the application site, however garages are not habitable rooms for which access to light is protected under Policy CC8.

- Invade the privacy of neighbouring properties through overlooking from windows or balconies; **NO**, 3 side windows are proposed however these would all be bathroom windows and therefore likely obscure glazed. A condition will be attached to ensure this, and one to prevent any further side windows being installed without separate permission from the LPA in the interests of safeguarding neighbouring amenity.
- Detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **NO**, a similar scale extension was permitted at no, 3 Wincanton Road (this does not appear to have been taken into consideration under the previously refused application). Whilst there is a degree of uniformity in terms of dwellings, their overall finish varies and so there would not be considered strong resistance to the scheme based on the surrounding context, especially given the extension approved and built at no. 3 (as shown on the block plan).
- Detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **NO**, materials are proposed to match those on the existing dwelling.

D. Does not result in a loss of biodiversity within garden - **NO**

E. Ancillary accommodation, such as granny annexes, will be acceptable where it would not be capable of operating as a separate dwelling which could be let or sold separately - **NO**, unlike the previous application, this application does not indicate the existing outbuilding would be converted for residential use.

CC8: states: Development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of:

- Privacy and overlooking; **No**
- Access to sunlight and daylight; **No**
- Visual dominance and overbearing effects of a development; **No**, two storey development would be set off the boundary with no. 2 Wincanton Road by almost 3m. As such, the development along the boundary would be single storey only (max height 2.6m). Under the previous application, two storey development extended to the boundary with this neighbour which was deemed unacceptable and formed a reason for refusal. However, the proposal is considered to now be acceptable in relation to this neighbour in terms of overbearing impacts.
- Harm to outlook; **No**
- Noise and disturbance; **No**
- Artificial lighting; **No**

- Vibration; **No**
- Dust and fumes; **No**
- Smell; **No**
- Crime and safety; **No** or
- Wind, where the proposals involve new development of more than 8 storeys - **N/A**.

Transport Matters

The front extension will reduce the amount of hardstanding on the front drive, however the submitted block plan illustrates 3 parking spaces are still achievable, no alterations to the existing dropped crossing is proposed.

There are no Transport objections to this application as parking is being provided in accordance with current standards and there is no impact on the highway. A condition will be included to ensure vehicle parking remains as specified in line with Policy TR3 of the Reading Borough Local Plan (2019).

CONCLUSION

The proposal is deemed acceptable for the reasons above, in line with national and local policy.

RECOMMENDATION: GRANT permission subject to conditions

1. Time Limit
2. Approved Plans
3. Matching Materials
4. Side windows to be obscurely glazed
5. No additional side windows to be installed without permission from LPA
6. Vehicle parking as specified

Informatives:

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