

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Peppard

App Ref: 211773/HOU

Address: 21 All Hallows Road, Caversham, Reading, RG4 5LP

Proposals: Single storey side extension and part single, part-two storey rear extension (amended description).

Case Officer: James Schofield

Date received (valid from): 29 October 2021 Target Decision date: 11th February 2022 (Ext)

1. INTRODUCTION

The application relates to a modern two-storey semi-detached dwelling located on the south western side of All Hallows Road. The property is not listed, nor within a conservation area. The surrounding area is predominantly residential.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a two-storey side rear and a single-storey rear extension. Plans considered;

Drawing No: 14121-01 Existing Ground Floor Plan

Drawing No: 14121-02 Existing First Floor Plan

Drawing No: 14121-03 Existing Elevations

~~Drawing No: 14121-04-A Proposed Ground Floor Plan~~

~~Drawing No: 14121-05-A Proposed First Floor Plan~~

~~Drawing No: 14121-06-A Proposed Elevations~~

~~Drawing No: 14121-07-A Block & Location Plans~~

Preliminary Ecological Appraisal (Bats) by Urban Tree Experts Ref: SPH/ET/PEA-21/06.10

As received on 19th of October 2021

~~Drawing No: 14121-21-A 3D Images~~

As received on 6th of December 2021

~~Drawing No: 14121-4-B Proposed Ground Floor Plan~~

~~Drawing No: 14121-5-B Proposed First Floor Plan~~

~~Drawing No: 14121-6-B Proposed Elevations~~

Drawing No: 14121-7-C Block and Location Plans

~~Drawing No: 14121-Rev A 3D Images~~

As received 24th of January 2022

Drawing No: 14121-4-B Proposed Ground Floor Plan

Drawing No: 14121-5-B Proposed First Floor Plan

Drawing No: 14121-6-B Proposed Elevations

As received 28th of February 2022

Those plans shown with a strikethrough have been superseded during the course of the application. The original proposal was for a two storey side and part one, part-two storey rear extension. The first floor element of the side extension has been omitted following officer feedback, meaning only a single storey extension is now proposed on the side elevation.

3. RELEVANT PLANNING HISTORY

Application No: 210921

Description: Two storey rear and side and single storey rear extension.

Decision: Withdrawn on 16th of August 2021

Officer Comments:

"I have concerns with the proposals in terms of the impact of the proposed two storey side extension element on the character of the street and integration of the roof form of the first floor rear extension with the existing house."

The proposed two storey side extension would infill the gap between the flank boundary of no. 19 All Hallows Road. There are a number of this style of semi-detached properties to both sides of this part of All Hallows Road which all have a characteristic gap between the flank elevations of the semi-detached pairs. Where the dwellings project to the side within the gaps between these properties this is at single storey level only. These gaps contribute to the rhythm and character of the street scene and the introduction of a two storey side extension which would erode this gap is not considered to be acceptable and to be contrary to Policies CC7 (Design and Public Realm) and H9 (House Extensions).

The double gable pitched roof form to the proposed first floor rear roof extension which also projects beyond the existing south flank elevation is also considered to appear awkward and contrived in terms of its width and integration with the existing roof form and dwelling and to be contrary to also be contrary to Policies CC7 and H9. In my opinion a single gable first floor rear extension which does not project beyond the flank boundary of the existing dwelling, similar to that already found to no. 23, would be more appropriate.”

4. CONSULTATIONS

4.1 Neighbours

The applicant and/or their agent submitted a form indicating that a Site Notice was displayed on the 10th of November 2021. The following addresses were consulted by letter.

19 All Hallows Road, Caversham, Reading, RG4 5LP
23 All Hallows Road, Caversham, Reading, RG4 5LP
141 Mayfield Drive, Caversham, Reading, RG4 5JR
143 Mayfield Drive, Caversham, Reading, RG4 5JR

One letter of representation was received from the attached neighbour objecting to the impact the proposal would have on access to light for the ground floor rear windows/doors. This will be discussed in section 7.3 of the assessment.

4.2 Natural Environment

No objections further to the bat survey which indicated there was no meaningful risk of harm to protected species of bats.

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 Planning Policy

National Planning Policy Framework (2021)

National Planning Practice Guidance

Reading Borough Local Plan (adopted 2019)

- CC7 Design and the Public Realm
- CC8 Safeguarding Amenity
- EN12 Biodiversity and the Green Network
- H9 House Extensions and Ancillary Accommodation
- H10 Private and Communal Outdoor Space

SPD

Design Guide to House Extensions SPD (adopted 2021)

Paragraph 99 of the Government Circular 06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within The Planning System

7. APPRAISAL

7.1 Principle of Development

The application seeks permission for extensions to an existing dwelling including; a part single, part two-storey rear and, following revisions during the application, a single storey side extension respectively. Such domestic works are supported in principle by Policy H9 (House Extensions and Ancillary Accommodation) of the Local Plan (2019) subject to a number of criteria ensuring the effects of such extensions and alterations respect its context and are not harmful. These considerations will be examined in more detail in the following sections.

7.2 Character, scale and siting

Local Policy CC7 states that, development must be of a high design quality that maintains and enhances the character and appearance of the area in Reading in which it is located. Policy H9 states that an extension will be acceptable where it: respects the character of the house, respects the pattern of neighbouring properties, and does not present a large blank façade to public areas.

The proposed single storey side extension is set back and down from the main dwelling and would remain subordinate to it. The original proposal included two-storey rear and side extensions which would have had an unacceptable impact on the character of the dwelling. A subsequent proposal rationalised the design and removed the first-floor side component. With this in mind, the design detail and materials proposed, although incorporating a fairly high pitch when seen on the side elevation (greater than that at the neighbouring No. 19), appear on balance to be sufficiently in keeping with that of the original dwelling. The roof form of the proposed rear extension combines with the side extension at ground floor level and is of satisfactory design. The first floor rear element includes a single gable to sufficiently complement that at the neighbouring (No. 23) property, so whilst a fairly significant addition in itself, when considered within the context of the prevailing context is considered suitable in design terms.

As such, the proposal accords with the aims of policies CC7 and H9 of the Local Plan (2019) with respect to character, scale and siting.

7.3 Amenity

Policy CC8 states an extension to a house will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties. Policy H10 aims to ensure suitable outdoor private and communal outdoor amenity space is prioritised in development decision. The proposal includes a single-storey rear extension. The SPD 'Design Guide to House Extensions' provides guidance on design considerations for single-storey rear extensions, which outlines that the design should not detract from the existing dwelling, not encroach on a line taken 45 degrees from the mid-point of the nearest neighbouring habitable room, should avoid reducing back-to-back distance for dwellings like these to less than 20 meters, and should not harm common building lines or positive repeating design features.

The extension would by virtue of its siting and scale not impede upon on any 45-degree line of sight from neighbouring windows. Siting and height of the proposed single and two-storey rear and

side extension would ensure no significant overshadowing would result for neighbouring sites. The proposal would re-site existing first floor windows further into the site. This is considered to not significantly worsen the existing situation with respect to overlooking and privacy.

The proposal does include a first floor rear extension - the provision of windows on the side elevation of the side extension could harm neighbouring amenity, so a condition will prevent windows/doors/openings, other than those shown on the approved plans (for which there are none) being placed in the north and south (side) elevations of the first floor rear extension hereby permitted without the grant of a separate planning permission from the Local Planning Authority.

Over half of the existing private outdoor amenity space would be maintained if the proposal were to be built. Further to this analysis, the proposal is considered to accord with the aims of policy CC8 and H10 of the Local Plan (2019).

7.4 Biodiversity and sustainability

Part 'b' of Policy EN12 indicates that all development sites should not result in a net loss of biodiversity or geodiversity. These aims are supported by Policy H9 which states that an extension will only be acceptable where it does not result in the loss of biodiversity within gardens. *Paragraph 99 of the government Circular 06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within The Planning System* requires the establishment of the presence or otherwise of protected species prior to the granting of planning permission.

A Bat Survey has been conducted and the resulting report has been reviewed by the Ecology Officer who has indicated there is no meaningful risk of harm to any protected species of Bats.

The site does not have any notable vegetation within the proposal site, protected trees or identified Green Links which could be negatively impacted by the proposal.

The proposal is not considered likely to result in a net loss of biodiversity or geodiversity. As such the proposal is considered to accord with the biodiversity and sustainability considerations of Policies H9 and EN12 of the local plan and to accord with the requirements of Paragraph 99 of the government Circular 06/05.

8. CONCLUSION

The proposed development has been assessed and the proposed works are in accordance with the above relevant policies and planning permission can be granted.

9. RECOMMENDATION

GRANT

10. CONDITIONS

1. Standard time limit (TL1)
2. Standard approved plans (AP1)
3. Materials to match (M1)
4. No new openings on side elevations of first floor rear extension (PD2)

APPENDIX

Site photographs.



