

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Peppard

App Ref: 220554/HOU

Address: 5 Woods Road, Reading, RG4 6NA

Proposals: Demolish conservatory and side extension to form first floor extension and wrap around 2 storey extension.

Case Officer: Mr David Brett

Applicant: Mr S Walker

Date received (valid from): 12/04/2022

Target Decision date: 16/06/2022, agreed extended decision date from 07/06/2022

1. INTRODUCTION

The proposal site consists of a chalet bungalow located on Woods Road, Caversham. The surrounding area is considered predominantly residential with a mix of dwelling sizes and designs.



1. Front of 5 Woods Road. Photo taken on 25/05/2022.



2. Front of 5 Woods Road. Photo taken on 25/05/2022.

A site visit for this application was carried out on 25/05/2022..

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks a first floor extension, two storey side and rear extension following the demolition of the conservatory to the rear.

Plans considered:

- Location Plan - 101
- Design & Access Statement
- Site Plan - 101
- Site Plan Detailed - 101
- Street Scene - 101
- 45 Degree Splay Plan - 101
- ~~- Existing Floor Plans - 101~~
- ~~- Proposed Floor Plans - 101~~
- ~~- Existing Elevations - 101~~
- ~~- Proposed Elevations - 102~~
- ~~- Finishes - 101~~

Received on 12/04/2022

- Proposed Elevations - 102 Rev A
- Existing Elevations - 103 Rev A
- Proposed Floor Plans - 104 Rev A
- Existing Floor Plans - 105 Rev A
- Finishes - 107 Rev A
- Existing Floor Plans CIL - 111
- Proposed Floor Plans CIL - 112
- Demolition Plans - 113
- Demolition Plans (Elevations) - 114

Received on 27/04/2022

- Proposed Site Plan - SP-5

Received on 24/05/2022

- Bat Survey Report - May 2022 E2134r1

Received on 27/05/2022

3. RELEVANT PLANNING HISTORY

220451/FUL - Erection of 2 new 3-bedroom semi-detached dwelling houses. - Application to be determined.

Applications at 4a Woods Road but relevant to the application site

181573/FUL - Erect 1 pair of semi-detached & 1 no detached dwelling at rear of 4a and 5 Woods Road. Demolish No 5 Woods Road & replace with new detached dwelling. Provide new access. - Application Refused on 06/03/2019. Appeal Dismissed on 14/08/2019

Officer Note: Reason for refusal 2 of decision 181573/Ful is considered relevant to this application:

- *The proposed new dwelling within Plot 5 due to its height, bulk and siting in close proximity to the shared boundary with No 5a Woods Road, is considered to have a significantly detrimental impact in relation to visual dominance and overbearing effects on No 5a Woods Road. The proposal therefore fails to provide/maintain a suitable level of amenity to this existing property commensurate with the prevailing residential character of the area, contrary to Policies DM4 (Safeguarding Amenity) and DM11 (Development of Private Residential Gardens) of the Reading Borough LDF Sites and Detailed Policies Document 2012 (as amended, 2015).*

191601/FUL - Demolition of property at No5 Woods Rd, form access 2no new Detached dwellings - Application Refused on 13/03/2020.

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

4 Woods Road, Caversham, Reading, RG4 6NA - No response received.
4a Woods Road, Caversham, Reading, RG4 6NA - No response received.
5a Woods Road, Caversham, Reading, RG4 6NA - No response received.
17 Orchard Grove, Caversham, Reading, RG4 6NF - No response received.

Reading Borough Council, Ecology - Response received on 09/05/2022

- *The building 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 will need to be carried out prior to determination of the application 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 - Further response received on 30/05/2022 following review of bat survey report.

- *The Bat Survey (Bioscan, May 2022, ref E2134r1) details the results of a preliminary bat roost inspection and a single emergence survey 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.*

A site notice was displayed from Thursday 28th April 2022, expiring on Thursday 19th May 2022. No responses have been 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

SPG/SPD

Design Guide to House Extensions SPD (Adopted March 2021)
Planning Obligations under Section 106 SPD (Adopted 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.*

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

The proposed development seeks an upward extension of a chalet bungalow, as well as a two storey side and rear extension. The proposed development seeks to increase the footprint of the main house, with the creation of a large open plan kitchen and dining room, and living room. At first floor level, a significant extension is proposed to serve four large bedrooms, a bathroom, and two ensuite bathrooms.

The proposed development is acknowledged to significantly alter the character, appearance and scale of the existing bungalow. Essentially, the existing chalet bungalow will be transformed into a two-storey detached dwelling with a differing character and appearance from existing. Despite the drastic change in size, scale and appearance proposed to the existing dwelling, the proposed increase is considered appropriate given the varying character, appearance and scales of existing dwellings within the surrounding area. In short, the proposed size, scale and character proposed is not considered harmful to the street scene, nor the wider character of the surrounding area, which includes a variety of building types, sizes and styles. The proposed development would add to and complement this variety in the local area.

The proposed development would not appear alien within the street scene along Woods Road. The ridge height proposed would be lower than 4a Woods Road and less than substantially higher than 5a Woods Road, as demonstrated on the proposed street scene elevations.

The proposed extensions are considered to have been sensitively designed, seeking to respect the size and scale of nearby existing buildings. The materials used have been specified as white render to the ground floor and red facing brickwork to the first floor, re-use of existing roof tiles with any new tiles to match existing, with grey uPVC windows and doors. Whilst more contemporary in nature to a number of nearby properties, there are already more modern developments along Woods Road and this further addition will add to the overall variety. The materials specified are considered to be of a suitable quality in themselves and therefore acceptable and suitable based on the scale of the works proposed to the main house.

Overall, the proposed development is considered to sufficiently respect the varying character and appearance of Woods Road and the surrounding area. It is acknowledged that the scale of the proposed development is significant, the proposed extensions are considered sensitively designed and to respect the character and appearance of the surrounding area. Therefore, the proposed development is considered in accordance with Policies CC7 and H9 of the Reading Borough Local Plan.

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.

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*

The proposed development is to take place upon the existing footprint of the site, which is forwards of both 4a and 5a Woods Road and closer to the highway.

With regards to 5a Woods Road to the east of the application site; the applicant has demonstrated that the proposed development would not infringe a 45° angle of light to the living room window to the front elevation of 5a Woods Road.

It is acknowledged that there are ground floor side facing windows which look out towards 5 Woods Road. The side elevation window closest to the front elevation window serves the living room, which also receives light from the window to the front elevation (thus a dual aspect living room). Whilst a two storey side extension is proposed, it has been designed to allow for a degree of outlook to number 5a as to not appear overbearing. This has been achieved by hipping the proposed side extension roof away from the side facing window at 5a. The other side facing window at 5a is towards the rear wall, adjacent to the rear extension at 5a. This window serves a dining room/bedroom. The proposed extensions at number 5 would not result in a harm to outlook or harmful loss of light to this window.

With regards to reason for refusal 2 for application 181573/FUL (see section 3 of this report); the extensions proposed under this application are considered to have overcome this reason for refusal due to the roof now hipping away from the ground floor side facing window at 5a. The applicant has provided a floor plan which demonstrates that the living room to the front of 5a is dual aspect, with one of the windows being the side facing window. Whilst the outlook from the side facing window would be reduced as a result of this development, the side facing window to the living room is considered secondary to the front elevation window. It should also be noted again that the applicant has demonstrated that the development would not result in a harmful loss of light to the front elevation window serving the living room. Therefore, the proposed development is not considered visually dominant or overbearing to habitable rooms at 5a.

Overall, the development would not result in a harmful loss of privacy, appear overbearing, result in a loss of light to habitable rooms or the outdoor space of 5a Woods Road.

With regards to 4a Woods Road to the east of the application site; there are no side facing windows at 4a that would be impinged by the proposed development with regards to loss of light or outlook. The proposed development is not considered to be overbearing to 4a due to the separation distance of the proposed development to habitable rooms at 4a. Whilst the built form presented to habitable rooms to the front of 4a would increase as a result of the upward extension at number 5, the proposed development is not considered to harmfully worsen the existing arrangement. Overall, the development would not result in a harmful loss of privacy, appear overbearing, result in a loss of light to habitable rooms or the outdoor space of 4a Woods Road.

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 5 Woods Road, the proposed development is considered to improve the standard of accommodation at the site. It is however considered necessary to include conditions ensuring that the proposed first floor side facing windows are obscure glazed, and restrict the insertion of additional windows under permitted development. This is 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.

Overall, the proposed development is not considered to harm the living conditions to neighbouring properties or the surrounding area. The proposed extensions are considered to have been sensitively designed as not to appear overbearing to neighbouring residents, subject to the conditions referenced above. Therefore, the proposed development is considered in accordance with policies H9 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 Ecology

Due to the works proposed to the roof space of 5 Woods Road (as demonstrated within the demolition plans submitted during the course of the application), it was considered necessary to consult Reading Borough Council Ecology regarding the likelihood that the proposed development would harm protected species. It was recommended that a bat survey be carried out prior to determination of this application.

A bat survey was undertaken to support this application. The Reading Borough Council Ecology Consultant concluded that the survey had been undertaken to an appropriate standard and concludes that the risk of bats being affected by the proposals is minimal (as per section 4 above). There are therefore no objections to this application on ecology grounds. The proposed development is therefore considered in accordance with policy EN12 of the Reading Borough Local Plan.

7.5 CIL

The proposal includes the addition of more than 100sqm of new floor space and so would be CIL liable.

	Existing (m ²)	Proposed (m ²)	Difference (m ²)
Ground Floor	61.5	100	+38.5
First Floor	23.5	100	+76.5
Total	85	200	+115

The standard informative is recommended to be included on the decision notice to advise the applicant of this separate process and requirement.

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:

Plans considered:

- Location Plan - 101
- Site Plan Detailed - 101
- Street Scene - 101

Received on 12/04/2022

- Proposed Elevations - 102 Rev A
- Proposed Floor Plans - 104 Rev A
- Finishes - 107 Rev A

Received on 27/04/2022

- Proposed Site Plan - SP-5

Received on 24/05/2022

- Bat Survey Report - May 2022 E2134r1

Received on 27/05/2022

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 Policies 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 elevations of the first floor 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

I11: Community Infrastructure Levy (CIL)

The Council introduced the Community Infrastructure Levy (CIL) on 1st April 2015. CIL is a way of securing financial contributions towards infrastructure from new development, and partially replaces the Section 106 planning obligation regime. It is a set charge per sq m of floorspace for different uses, and, unlike Section 106, it is non-negotiable. It applies to developments which result in at least one dwelling; where the space has not been in lawful use for 6 months within the last 3 years or 100 sq m of new floorspace. For this approved development the CIL status is CHARGEABLE. If chargeable you will be sent a CIL Liability Notice with the calculated amount soon. CIL becomes payable on commencement of the development or by instalments.

For more information go to:

http://www.reading.gov.uk/media/2791/Community-Infrastructure-Levy-Advice-to-Applicants/pdf/CIL_Advice_to_Applicants.pdf