

DELEGATED APPLICATION REPORT

Target Date: 12/07/22

Application: 220808 / HPA

Address: 13 Hatherley Road, Reading, RG1 5QA

Proposal: Rear extension measuring 3.8 and 6.0m in depth, with a maximum height of 3.15m, and 2.7m in height to eaves level. Notification of the construction of an extension under class A Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Case officer: Beatrice Malama

Introduction

Under Class A, Part 1, of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 ("the 2015 Order") the following is allowed:

A single storey extension, beyond the rear wall of a mid-terraced house, measuring 6m deep, 2.7m up to the eaves and a maximum height of 3.15m

provided the development is not excluded by virtue of the criteria in Paragraph A.1 of the 2015 Order.

The application site is not within a Conservation Area nor have PD rights been withdrawn or restricted by way of a direction made under Article 4 or condition attached to an express planning permission.

Proposal

The proposal falls to be considered under Paragraph A.1 (g) and accordingly Condition A4 applies.

Information provided by the applicant on the proposed rear extension indicates that the proposal would:

- Extend beyond the rear wall of the original dwelling by 6m
- Have a maximum height of 3.15m
- Have a height to eaves of 2.7m

Plans submitted

The following drawings were submitted by the applicant on 1st June 2022:

Drawing No. 1345/1 - Existing Plans and Elevations

Drawing No. 1345/3 - Proposed Plans and Elevations

Drawing No. 1345/4 - Location Plan and Proposed Block Plan

Planning history

No Planning history

Notification

In accordance with the relevant provision of the GPDO 2015 Order, the LPA notified on 7th June 2022 the adjoining owners and occupiers at 1 to 19 Farringdon Court, 11 and 15 Hatherley Road of the proposed extension providing a period of 21 days for representations to be made. The 21day consultation period expired on 28th June 2022.

One objection letter was received from the neighbour at 15 Hatherley Road. Below is a summary of the reasons for objecting:

- Loss of family dwelling stock due to increased use of properties as HMOs within the area
- **this application relates to a householder as such this not being considered as part of this application.**
- The proposal will lead to the loss of important architectural features including the existing shared chimney stacks and will harm the character of the house.
- As a result of the proposal, the existing rear garden space will be reduced and consequently loss of biodiversity, increased heat island effect and increased surface water runoff.
- Overshadowing and loss of natural light.
- Overbearing effect
- Increased number of rooms will result in increased pressure on parking.
- The rooms are small and poorly arranged
- **This not a material consideration to this planning application.**
- Increased amount of waste generated due to increased occupancy
- **This is a domestic residential proposal, not a concern.**
- Increased pressure on existing sewage systems and existing public services
- **This is a domestic residential proposal, not a concern.**
- Increased noise and anti-social behaviour complaints
- **This is not material consideration to this planning application.**
- Hatherley Road has recently been given Article 4 Direction status therefore does not benefit from permitted development rights
- **this relates to HMOs. The application relates to a householder application**
- If approved, this will set a precedence

Planning Officer Comment: Please refer to 'Appraisal Section' to see assessment of the proposed development in relation to the above concerns, if not responded to in bold type above.

Equalities Impact

In determining this application, the Local Planning Authority has had regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, gender, and sexual orientation.

In terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

Discussions with applicant

Officers have worked positively and proactively to consider this proposal within the prescribed timetable.

Policies

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:

Reading Borough Local Plan (2019)

Policy CC7 - Design and the Public Realm

Policy CC8 - Safeguarding Amenity

Policy H9 - House Extensions and Ancillary Accommodation

Design Guide to House Extensions Supplementary Planning Document (2021)

Appraisal

The proposed development has been assessed under Class A, Part 1, of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015, (as amended). In accordance with this legislation, adjoining owners and occupiers have been consulted on the proposal and a representation has been received. The prior approval of the Local Planning Authority is therefore required as to the impact of the proposed development on the amenity of the adjoining premises, character and appearance of the host house and surrounding area.

The proposed extension would extend directly along the boundary with 11 Hatherley Road, projecting to a total depth of 6m. The extension would have a flat roof with a parapet wall on the boundary. The overall height of the new extension would be 3.15m.

The proposed extension would result in a notable increase in the size of the house. As a result of the proposed rear extension the floor space of the house would increase by approximately 16 square metres and by 23 square meters when combined with existing permitted developments. Incrementally, the floor space of the house would almost double. Overall, the building would cover a total of approximately 62 square metres of floor space. The side wall of the proposed rear extension would be 6m deep and would form a boundary wall between 13 and the adjoining neighbouring property at 11.

Residential Amenity

The proposed rear extension would have a flat roof and an overall height of 3.15m including the side parapet wall. Due to the size (depth and height) of the proposed extension and the relationship with neighbouring buildings, it is considered that the proposed extension would be visually dominant. Given that the proposed development would extend along the boundary with the neighbour with a significant depth from the existing rear wall, it would be considered likely to cause an overbearing impact on the neighbours - especially the property at 11 Hatherley Road.

The proposed extension would also significantly breach a 60 degree line taken from the centre of the closest rear neighbouring window and due to its depth and height sited directly on the shared boundary and the location of the ground floor neighbouring windows, the proposed rear extension is considered likely to cause a significant reduction in the amount of light received by the adjoining property at no 11. Further, given the size of the proposed extension and the orientation of existing buildings, the adjoining property at no 11 would likely experience increased levels of shadowing.

The applicant has not submitted any light assessment information to show that the proposal would not have an adverse impact on the amount of natural light received by the adjoining properties. Furthermore, the applicant has failed to demonstrate lack of harm to the living conditions of neighbouring occupants resulting from the proposed extension.

In this regard, it is considered that the proposed rear extension would have a detrimental impact on the adjoining properties and the living conditions of the occupants. The proposed rear extension therefore is not considered acceptable in terms of scale and impact on neighbouring properties and thus would conflict with Policies CC8 and H9 of the Reading Borough Local Plan 2019 and the Design Guide to House Extensions 2021. On this basis the proposal is being recommended for refusal.

With regard to privacy, as the proposed rear extension would be single story, it is considered unlikely that the proposal would result in the loss of privacy to the neighbouring properties

Character and Appearance

With regard to the visual amenity, although the scale of the proposed extension would be noticeable and the extension would have a flat roof different from that on the existing house, the impact on the existing house and that of the neighbours would not be considered detrimental. The proposed extension, by reason of its location, would not be visible to the public realm as such it is considered unlikely to have a detrimental impact on the character and appearance of the wider area.

With regard to the likely loss of the share chimney, the proposal relates to a single story rear extension and further away from the existing chimney as such it is considered unlikely that the proposal would cause harm to the existing chimney.

The proposal therefore satisfies the conditions of Policies CC7, CC8 and H9 of the Local Plan and the Design Guide to House Extensions SPD.

Other Matters

1. As extended, the continued use of the property as an extended residential dwelling would be unlikely to result in undue noise nuisance for the neighbours.
2. The proposal is for a householder extension therefore determination of this application is in line with relevant policies. However, should the applicant decide to convert this dwellinghouse to an HMO, a different planning application will be required to be submitted to and determined by the Local Planning Authority prior to changing the current use of the property. With regard to Anti-Social Behaviour, this is not a planning matter and therefore relevant departments will be required to deal with the matter accordingly.
3. Policy H10 provides that useable private outdoor space should be no less than the gross floor area of the dwelling to which it relates (measured externally and including garage space). The site like many other properties in the area has a long, narrow and fair-sized back garden. Whilst the proposed extension would almost double the footprint of the existing, it would not result in a significant reduction in the amount of useable amenity space to the detriment of present and future occupants. In addition, it is considered unlikely that the proposal would result in loss of biodiversity as the site is currently bare and would unlikely be a suitable habitat for wildlife.
4. The site is located within zone 2 of the parking standards zones and would likely have at least 2 bedrooms. The Revised Parking Standards and Design SPD provides that a 2 bedrooms dwelling house within zone 2 should have a minimum of 1 parking space. The street provides for on street parking however should the proposal otherwise have been approved, further information to show the proposed parking arrangements would have been requested from the applicant.

Conclusion

This proposal has been carefully considered in the context of the Reading Borough Local Plan 2019 and supplementary planning documents. The proposed single storey rear extension by way of its depth, height and siting on the boundary would result in a visually dominant and overbearing development which would be harmful to the residential amenity of the occupiers of no. 11 Hatherley Road, contrary to Policies CC8 (Safeguarding Amenity) and H9 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) and the Council's SPD, A Design Guide to House Extensions (2021).

Recommendation

REFUSE prior approval