

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham

App Ref: 211956/HOU

Address: 34 Mill Road, Reading, RG4 8DP

Proposals: Single storey rear and side extension.

Case Officer: Mr David Brett

Applicant: Mr E Jennings

Date received (valid from): 03/12/2021

Target Decision date: 11/02/2022, extension of time on decision agreed with agent from 28/01/2022

1. INTRODUCTION

The proposal site is a two-storey end terraced dwelling located on Mill Road, Caversham. Mill Road is characterised as being largely residential with a mix of large two-storey semi-detached, semi-detached, and terraced rows. The proposal site is located within Flood Zones 2 and 3.



1. Front of 34 Mill Road. Photo provided by the agent on 26/01/2022.



2. Rear of 34 Mill Road. Photo provided by the agent on 26/01/2022.



3. Rear of 34 Mill Road. Photo provided by the agent on 26/01/2022.

The agent supplied site photos on 26/01/2022. These photos were used for the purpose of assisting the determination of this application.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for the erection of a single storey rear and side wrap around extension following the demolition of conservatory and detached garage.

Plans considered:

- ~~Existing Ground Floor Plan - 44221-10~~
- ~~Existing Elevations - 44221-11~~
- Proposed Ground Floor Plan - 44221-12
- Proposed Elevations - 44221-13
- Block and Location Plans - 44221-14

Received on 03/12/2021

- Existing Ground Floor Plan - 44221-10 Rev A
- Existing Elevations - 44221-11 Rev A

Received on 26/01/2022

- Flood Risk Assessment

Received on 02/02/2022

3. RELEVANT PLANNING HISTORY

Application site

211814/CLP - Certificate of Lawfulness for Proposed construction of a single storey rear extension and loft conversion with a flat roof dormer. - Application Permitted on 23/12/2021

34, 36 and 36A Mill Road

171365/FUL - Extensions and alterations to existing houses to create 5 additional Units. Application withdrawn/returned on 24/10/2018 prior to the validation of the application.

171453/FUL - 2-Storey rear and side extensions with loft conversions and flat roof dormers to create 5 additional flats. - Application Returned on 06/09/2017 prior to the validation of the application (duplicate of application 171365)

191516/PREAPP - Pre-application advice to extend and convert roof space of 3 dwellings and to change use to 6 dwellings. Observations provided 17/12/2019.

200582/FUL - Two storey side and single storey front extensions at 34 and 36A Mill Road, two storey rear extensions at 34 and 36 Mill Road, single storey rear extension 34 Mill Road and loft conversions with flat roof dormers at 34, 36 and 36A Mill Road. To change the use from three houses to two houses, one ground floor apartment, one first floor apartment and two second floor studios. - Application Refused on 20/07/2020. Reasons for refusal:

1. The three properties that comprise the application site do not measure more than 120sqm gross each and are therefore, not considered of suitable size to be converted to self-contained flats contrary to Policy H8 of the Reading Borough Local Plan (2019).
2. The proposed extensions (side, rear and dormers), by way of their scale, bulk and lack of subservience, are considered a detrimental addition to the street scene and are not considered to suitably integrate with the proportions of the original dwellings. As such, the proposal is considered contrary to Policies CC7 and H9 of the Reading Borough Local Plan (2019) and the Council's Supplementary Planning Guidance 'A Design Guide to House Extensions' (2003).
3. The development, by way of its proximity to adjacent dwellings, namely 2 Mill Green and 32 Mill Road, is considered to reduce outlook to the windows of these properties to a substantially harmful degree. As such, the proposal is not compliant with Policy CC8 of the Reading Borough Local Plan (2019).
4. The proposed development (Apartments 2, 3, 4 and no. 36 Mill Road) would fail to meet the nationally described space standards for new dwellings as set out in Policy H5 of the Reading Borough Local Plan (2019). In addition, by way of its layout (bedroom arrangement), the proposed development (Apartment 2, 36 and 36A) would also create a poor quality of living accommodation for future occupiers contrary to Policy CC8 of the Reading Borough Local Plan (2019).

5. The proposal fails to provide a policy compliant level of vehicle parking provision, cycle provision and Electric Vehicle charging points contrary to Policies TR3 and TR5 of the Reading Borough Local Plan (2019).
6. In the absence of a completed preliminary roost assessment, the likely impact the proposal would have on bats cannot be determined (which are a protect species and a material consideration in the planning process). As such, the proposal is not compliant with Policy EN12 of the Reading Borough Local Plan (2019) and Paragraph 99 of the government Circular 06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within The Planning System.
7. The proposal fails to provide appropriate areas of soft landscaping to the front of the site, and would therefore not contribute to the overall character and appearance and amenity of Mill Road, particularly around the site boundaries. As such, the proposal is contrary to Policies CC3, CC7, EN14 of the Reading Borough Local Plan (2019).
8. In the absence of a completed legal agreement to secure an acceptable contribution towards the provision of Affordable Housing, the proposal fails to contribute adequately to the housing needs of Reading Borough, contrary to Policies CC9 and H3 of the Reading Borough Local Plan (2019) and the Council's Adopted Affordable Housing Supplementary Planning Document 2013.

201550/FUL - Single storey front and two storey side and rear extension at 34 Mill Road, single storey rear extension at 36 Mill Road, single storey front and rear extension with two storey side extension at 36A Mill Road. - Application Withdrawn on 19/01/2021

210206/FUL - Single storey front and two storey side and rear extension at 34 Mill Road. First floor rear extension at 36 Mill Road. Single storey front and rear and two storey side extension at 36a Mill Road. - Application Refused on 27/05/2021. Reasons for refusal:

1. The proposed extensions, by way of their scale, bulk and lack of subservience, are considered a detrimental addition to the street scene and are not considered to suitably integrate with the proportions of the original dwellings. As such, the proposal is considered contrary to Policies CC7 and H9 of the Reading Borough Local Plan (Adopted November 2019) and the Council's Supplementary Planning Guidance 'Design Guide to House Extensions SPD' (Adopted March 2021)
2. The development, by way of its proximity to adjacent dwellings, namely 2 Mill Green and 32 Mill Road, is considered to reduce outlook to the windows of these properties to a substantially harmful degree. As such, the proposal is not compliant with Policy CC8 of the Reading Borough Local Plan (Adopted November 2019).
3. The proposed vehicular access and parking layout has failed to demonstrate that it would not have a material impact on the functioning of the transport network, would not be detrimental to the safety of users and would comply with the adopted standards of the Transport Authority, contrary to Policies TR3 and TR5 of the Reading Borough Local Plan (Adopted November 2019) and the Council's Supplementary Planning Guidance 'Revised Parking Standards and Design SPD (Adopted October 2011).

Decision appealed by applicant on 22/11/2021, appeal under consideration at the time of writing.

32 Mill Road

211955/HOU - Single storey rear and side extension (Part Retrospective) - Application to be determined.

4. CONSULTATIONS

4.1 The following addresses were consulted by letter.

32 Mill Road, Caversham, Reading, RG4 8DP - No response received.

36 Mill Road, Caversham, Reading, RG4 8DP - No response received.

36a Mill Road, Caversham, Reading, RG4 8DP - No response received.

15 Piggotts Road, Caversham, Reading, RG4 8EN - No response received.

17 Piggotts Road, Caversham, Reading, RG4 8EN - No response received.

The following response was received to the consultation for application 211956:

145 Queens Road, Caversham, Reading, RG4 8DN - Response received on 10/01/2022.

- No objection to the proposed development under application 211956.
- Concerns regarding the combination of the development approved under application 211814 and the extensions proposed under application 211956.
- Concerns with loss of light to 145 Queens Road as a result of hip to gable loft conversion approved under application 211814.
- The hip to gable loft conversion is considered out of keeping with nearby semi-detached properties and terraced row of 34, 36 and 36a Mill Road.

Office Note: At the time of writing this report development appears to have not commenced for the single storey rear extension and loft conversion with flat roof dormer that was granted a Lawful Development Certificate under application 211814. This is evident in the photos provided by the agent on 26/01/2022. The context of the granted Certificate of Lawfulness under application 211814 in relation to the scheme proposed under application 211956 is acknowledged and will be discussed in the appraisal of this application.

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

SPG/SPD

Design Guide to House Extensions SPD (March 2021)

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.

As existing, 34 Mill Road is a two-storey dwelling with a detached single garage to the side of the dwelling.

The proposed development consists of a single storey wraparound extension. The depth of the proposed rear extension is 3m. The width of the proposed side extension is 2.7m, with the front elevation set back from the front elevation of the main house by 1.1m. The wraparound extension has a consistent ground to eaves height of 2.4m, features a pitched roof with a maximum height of 3.6m. The side elevation of the proposed extension is set off the side boundary to 32 Mill Road by 0.9m. The rear extension is set to the side boundary of 36 Mill Road.

The front elevation of the proposed wraparound extension features a window serving a study. The rear elevation features bifold patio doors and a window serving a breakfast room and kitchen.

With regards to materials; these have been specified on the application form to match throughout. The proposed exterior walls consist of red brick, with red roof tiles. The windows and doors consist of white uPVC.

The size, scale and appearance of the proposed extensions are not considered harmful to the character and appearance of the street as a whole. The extensions are considered subservient in appearance, with the proposed side extension being set slightly back from the front elevation of the main house in accordance with the Design Guide to House Extensions SPD.

The size, scale and appearance of the proposed development is considered subservient to the existing dwelling and acceptable in accordance with policy H9 of the Reading Borough Local Plan. With regards to materials used in the construction of the proposed development; these have been specified to match on the application form. The proposed arrangement of doors and windows is considered acceptable.

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.

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 factors):

- *Privacy and overlooking*
- *Access to sunlight and daylight*
- *Visual dominance and overbearing effects of a development*
- *Harm to outlook*

The proposed development is not considered to have a significantly detrimental impact on the living conditions at 36 Mill Road. While the proposed side and rear extension is to the side boundary at 36 Mill Road and has a depth of 3m from the original rear elevation of the dwellinghouse, number 36 already benefits from a 2.45m deep single storey rear extension. Therefore, the proposed development is not considered to appear overbearing to number 36 or result in a loss of light or privacy.

With regard to the adjoining neighbouring property at 32 Mill Road, the proposed rear and side extension is set from the side boundary to number 32 by 0.9m. It is considered that the proposed development would not appear overbearing to number 32 due to the size, scale and appearance

of the development, when considered against the context of the existing garage within number 32. The proposed development would not result in a harmful loss of light to habitable rooms at number 34, owing to the distances involved. It is also considered relevant to point out that a similar single storey wraparound extension is also proposed at number 32 under application 211955 (see section 3 of this report for details), although this application has been assessed on its own merits.

No other nearby occupier is considered to be significantly impinged by the proposed development in relation to any amenity consideration. It is also recognised that the proposed works would improve the quality of accommodation for current and future occupiers at the site.

The concerns raised by 145 Queens Road are acknowledged, however, these concerns related to the development granted approval under Certificate of Lawfulness application 211814. Such applications are considered solely against the requirements of Class B of the GPDO and are not subject to consideration of development plan policies (the Reading Local Plan 2019). A hip to gable loft conversion and box dormer have not been submitted for consideration or demonstrated on the plans provided for this application, 211956.

Overall, the proposed single storey rear extension is not considered to harm the living conditions to neighbouring properties or the surrounding area. Therefore, the proposed development is considered in accordance with policy 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. The depth of the rear extension at 3m is considered to allow for an appropriate amount of private outdoor space in the rear garden.

7.4 Flood Risk

As the proposal site is within flood zone 3, it is required that a flood risk assessment report be carried out and produced to support this application. The report states that the single storey side and rear extension will retain the floor levels of the existing dwelling, with surface water discharging to the existing mains drainage arrangement to the dwelling.

It is considered that the proposals will not increase the risk of flooding, or compromise the safety of the occupants or neighbours should a 1 in 100 flood occur, subject to a compliance condition detailing that the measures detailed within the FRA are followed.

7.5 Other Matters

It is acknowledged that a Certificate of Lawfulness has been granted under application 211814 for a single storey rear extension and a hip to gable loft conversion with box dormer. It is therefore conceivable that both the hip to gable loft conversion with box dormer under application 211814, and the proposed single storey extensions under application 211956 could both be implemented.

On its own merits, the development proposed under application 211956 is considered acceptable and in accordance with Policies CC7, H9 and CC8 of the Reading Borough Local Plan.

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:

- Proposed Ground Floor Plan - 44221-12
- Proposed Elevations - 44221-13
- Block and Location Plans - 44221-14

Received on 03/12/2021

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.

M1: Materials (To Match)

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building.

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.

SU9: Flood Protection Measures (As Specified)

Prior to first occupation of the development hereby permitted, all flood mitigation and protection measures as contained within Flood risk assessment Relating to Single storey side and rear extension At 34 MILL ROAD CAVERSHAM READING RG4 8DP as received on 02/02/2022 shall be implemented in full and maintained in perpetuity for the lifetime of the development.

REASON: In order to comply with good practice building for flood resilience/safety in the flood zone and in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

11. INFORMATIVES

Standard Informatives