

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham

App Ref: 220148/HOU

Address: 14 Donkin Hill, Reading, RG4 5DG

Proposals: Proposed part single part two storey rear/side extension, single storey front porch and front driveway.

Case Officer: Mr David Brett

Applicant: Mr W Woolfenden

Date received (valid from): 02/02/2022

Target Decision date: 08/04/2022, extension of time on decision agreed from 30/03/2022

1. INTRODUCTION

The proposal site is a two-storey end terraced dwelling on Donkin Hill, Caversham. The surrounding area is characterised as a mix of semi-detached dwellings and terraced rows and is considered predominantly residential. Donkin Hill is a steep hill which slopes down from Henley Road to the junction of Lower Henley Road, Star Road, South View Avenue and Briants Avenue.

The proposal site is located within the Air Quality Management Area and is 80m north of the flood zones 2 and 3. The proposal site itself is not within the flood zone. 14 Donkin Hill is not listed or within a Conservation Area.



Fig 1. Front of 14 Donkin Hill. Site photo taken by case officer on 02/03/2022



Fig 2. Rear of 14 Donkin Hill. Site photo taken by case officer on 02/03/2022

A site visit for this application was performed on 02/03/2022.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks the following:

- Part one storey, part two storey rear extension
- Two storey side extension
- Porch extension
- Alterations to the driveway to allow on site vehicle parking and access

Plans considered:

- Site Location Plan
- Existing Floor Plans - 01
- Existing Elevations - 02
- ~~- Existing Block Plan - 03~~
- ~~- Proposed Floor Plans - 04~~
- ~~- Proposed Elevations - 05~~
- ~~- Proposed Block Plan - 06~~

Received on 02/02/2022

- Existing Block Plan - 03 Rev A
- Proposed Floor Plans - 04 (*no change from plan received on 02/02/2022*)
- Proposed Elevations - 05 Rev A
- ~~- Proposed Block Plan - 06 Rev A~~
- Highways Impact - 08

Received on 16/03/2022

- Proposed Block Plan - 06 Rev B

Received on 31/03/2022

3. RELEVANT PLANNING HISTORY

None at the proposal site. The following nearby applications are considered relevant to the assessment of this application and will be discussed in the appraisal section of this report.

2 Anglefield Road

201385/HOU - Two Storey Rear and Side Extension, Plus Porch and Internal Alterations. - Application Permitted on 21/12/2020

10 Anglefield Road

210882/HOU - Extending the first floor on top of the part of the existing rear extension. - Application Permitted on 23/07/2021

211335/VAR - Application for variation of condition 3 following grant of planning permission. (Application 210882) - Application Permitted on 09/11/2021

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

2 Anglefield Road, Caversham, Reading, RG4 5HP - Response received on 01/03/2022.

- No objection to the application.
- Concerns regarding the proximity of the development to the roots of the Silver Birch tree to the rear garden 2 Anglefield Road.

4 Anglefield Road, Caversham, Reading, RG4 5HP - No response received.

6 Anglefield Road, Caversham, Reading, RG4 5HP - No response received.

8 Anglefield Road, Caversham, Reading, RG4 5HP - No response received.

12 Donkin Hill, Caversham, Reading, RG4 5DG - No response received.

Reading Borough Council, Natural Environment - Responses received on 09/03/2022, 22/03/2022 and 31/03/2022. The comments received are summarised as follows.

- If the Silver Birch (to the rear garden of 2 Anglefield Road) is within 15m of any part of the proposal, which it appears to be, then it should be plotted in line with the requirements of our validation checklist. As appears to be at a higher level and there appears to be an alleyway between the two gardens the chance of roots being in the application garden are less, but not impossible.

- Request that the applicant accurately plot the tree (which is clearly visible from St View) - trunk position, canopy spread and RPA. To assist with the RPA and speed, if the applicant can provide the circumference of the trunk at 1.5m above ground level (GL tree sits at), then we can provide the RPA.
- Upon review of amended plans received on 16/03/2022; in root protection terms the proposed development is acceptable in relation to the Silver Birch. The degree of pruning, if any is required, is likely to be minimal so not something we (or the owner) need to be concerned about. The applicant could of course cut back the Birch (if it overhangs their boundary) back to the boundary at any point. Based on all this, there appears to be no justification for conditions.

Reading Borough Council, Transport - Responses received on 02/03/2022, 22/03/2022 and 31/03/2022. The comments received are summarised as follows.

- Amended plans were requested to demonstrate the proposed dropped kerb to provide the new access along with 2.4m x 43m visibility splays. A drainage channel to the front of the proposed driveway is also required.
- Upon review of amended plans received on 16/03/2022; there are no issues with the proposed dropped kerb, however, confirmation of the gradient of the driveway is required. A drainage channel to the front of the proposed driveway is also yet to be demonstrated.
- *RBC classified road guidance states that the maximum gradient on new access roads shall be 10%, however the first 5 metres, the dwell area, shall be 4%. These requirements are designed to prevent vehicles stalling on a mild hill start when attempting to pull in to traffic or inadvertently rolling out on to the classified road. i.e it should be a bit flatter (4% gradient) for the first 5 metres from the carriageway then it can increase to 10%.*
- Upon review of amended plans received on 31/03/2022; the amended plans are acceptable. The details of which concerning vehicle parking and access should be secured via condition.

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
EN14 Trees, Hedges and Woodlands
TR3 Access, Traffic and Highway-Related Matters

SPG/SPD

Design Guide to House Extensions SPD (Adopted March 2021)
Revised Parking Standards and Design SPD (2011)

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

At ground floor level, the proposed development seeks a small, pitched roof front porch extension. The porch will be red brick with timber frames and rooftiles to match the existing dwelling. The proposed porch extension is considered appropriate in size and scale and is considered a positive addition to the terraced row of 8 to 14 Donkin Hill.

The proposed side extension has a width of 2.3m and is set back from the principal elevation of the main house by 0.2m at ground floor and first floor level. The ground floor side and rear extensions wrap around the existing dwelling and extend 4m from the existing rear wall of the main house.

The proposed ground floor rear extensions have a width of 9.2m, with the side elevation being set very slightly from the side boundary to 12 Donkin Hill by 0.3m. The rear elevation of the proposed ground floor extensions features bifold patio doors, and a window serving the proposed kitchen. The roof above the single storey element of the ground floor rear extension pitches away from the side boundary to number 12, and down from the side elevation of the proposed first floor rear extension.

At first floor level, a rear extension is proposed at a depth of 4m and has a width of 6.3m. The side elevation to the first-floor rear extension is set from the side boundary to number 12 by 3.2m. The proposed first floor extensions wrap around the existing dwelling, with the width of the side extension being 2.3m. The proposed first floor rear extension feature a pitched roof which hips away from the rear wall. The proposed side extension features a pitched roof with a gable end. The roof to the side extensions is set down from the existing ridge by 0.1m, and the roof to the proposed first floor rear extension is set down from the existing ridge by 0.7m.

With regards to the materials proposed, these have been specified on the plans and the application form to match the existing dwelling throughout.

The proposed development, whilst undeniably significant in itself in relation to the host building, is considered sufficiently characteristic of the surrounding area in terms of size and scale. There are extensions to existing dwellings at 2 Anglefield Road (fig 3, approved under application 201385) and 10 Anglefield Road (fig 4, approved under application 210882) that are

similar in size and scale to that proposed at 14 Donkin Hill. It is considered that the cumulative elements of the development proposed amount to a considerable increase in the size of the existing property. Nevertheless, it is also considered that the extensions have been designed to appear subservient to the existing dwelling when viewed from the street scene. That being said, it is considered that the size and scale of the extensions proposed is close to the limit of what would be acceptable.



Fig 3. 2 Angelfield Road as viewed from the rear garden of 14 Donkin Hill. Site photo taken by case officer on 02/03/2022



Fig 4. 10 Angelfield Road as viewed from the rear garden of 14 Donkin Hill. Site photo taken by case officer on 02/03/2022

The size, scale, materials and design of the proposed development is considered sufficiently subservient to the existing dwelling and acceptable 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 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 12 Donkin Hill. There were some initial officer concerns that the proposed rear extensions would appear overbearing to number 12 due to the proximity of the proposed ground floor rear extension, coupled with 12 Donkin Hill being at a lower elevation than number 14 by approximately 0.5m. As a result, the roof formation of the proposed ground floor rear extension has been revised to hip away from the side elevation of the proposed first floor rear extension rather than the rear wall of the main house. This change has resulted in the side wall of the proposed ground floor rear extension having a ground to eaves height (as measured from

the ground level of number 14) of 2.17m, which combined with the change in ground levels to number 12 would be approximately 2.67m. The proposed ground floor rear extension as revised is considered appropriate in depth and height and not unduly overbearing to number 12. With regards to the proposed rear extensions to the first floor, these are set from the side boundary by 3.2m and are considered unlikely to appear overbearing to number 12. The roof formation to the proposed rear extensions has also been designed to minimise the size and scale of the rear extension as much as possible, whilst reflecting the character to the roof of the existing dwelling. It is considered that the development would not result in a harmful loss of sunlight and daylight to number 12 due to the orientation of the proposed development; being north in relation to number 12.

The proposed development is not considered harmful to the living conditions at 2, 4 and 6 Anglefield Road due to the separation distance between the proposed development and the main houses at number 2, 4 and 6 Anglefield Road. Numbers 2, 4 and 6 are all at a significantly higher elevation than 14 Donkin Hill. As a result, the proposed development would not appear overbearing or harm the outlook to 2, 4, 6 or any other properties along Anglefield Road.

No other nearby occupier is considered to be significantly impinged by the proposed development in relation to any amenity consideration. It is considered that the proposed development would improve the living conditions at number 14 to the current and future occupants.

Overall, the proposed extensions are not considered to significantly harm the living conditions to neighbouring properties or the surrounding area. Therefore, the proposed development is considered in accordance with policies CC7 and CC8 of the Reading Borough Local Plan. It is considered appropriate to condition the approval of this application to restrict the potential insertion of side facing windows to the side elevations of the first-floor rear extension under permitted development. This is to safeguard the amenities of properties along Anglefield Road and Donkin Hill from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan. The first floor side facing window proposed to the ensuite bathroom will also be conditioned to be obscure glazed, this is to preserve the privacy of occupants of number 14 and the neighbours at Anglefield Road 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.

7.4 Transport

As existing, there is no onsite vehicle parking provision at 14 Donkin Hill. The constrained parking situation was evident when visiting the site, with many vehicles parked along Donkin Hill and Anglefield Road. The Revised Parking Standards and Design SPD (2011) states that two on site vehicle parking spaces are required for a four bed dwellinghouse.

New driveway access is proposed to 14 Donkin Hill to provide two on site vehicle parking spaces. The proposed plans demonstrate that that permeable hardstanding will be utilised, with a drainage channel to the highway boundary. Concerns were raised by Transport Development Control regarding the gradient of the driveway, this is regards to surface water runoff and highway safety. The proposed plans as revised have suitable demonstrated the viability of the works to the driveway.

The benefits of providing two off street vehicle parking spaces to 14 Donkin Hill is considered positive and would potentially improve the level of on street parking capacity along Angelfield Road. Therefore, the proposed development is considered in accordance with policies TR3 and TR5 of the Reading Borough Local Plan.

7.5 Natural Environment

The Natural Environment Team were consulted on this application due to initial officer concerns and neighbour concerns regarding the impact of the proposed development on a Silver Birch tree within the rear garden of 2 Anglefield Road. A revised proposed block plan has been submitted to demonstrate the location of the Silver Birch tree in relation to the proposed development. Due to the sharp change in elevations from 2 Anglefield Road to 14 Donkin Hill and the presence of an alleyway between the rear boundary of 2 Anglefield Road and 14 Donkin Hill, it is considered unlikely that the proposed development would harm the roots of the Silver Birch tree. It is also noted that any pruning to Silver Birch tree required to facilitate the proposed development would not be minimal and would not harm the health or overall appearance of the Silver Birch tree. Therefore, the proposed development is considered in accordance with Policy EN14 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:

- Site Location Plan

Received on 02/02/2022

- Proposed Floor Plans - 04
- Proposed Elevations - 05 Rev A
- Highways Impact - 08

Received on 16/03/2022

- Proposed Block Plan - 06 Rev B

Received on 31/03/2022

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.

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 Policy 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 rear extension 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 (north) window 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.

DC1: Vehicle Parking (As Specified)

The extensions hereby permitted shall not be occupied until all vehicle parking spaces have been provided in accordance with the plans hereby approved. The spaces shall be kept available for parking at all times thereafter.

REASON: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

DC3: Vehicular Access (As Specified)

No extensions hereby permitted shall be occupied until the vehicle access serving it has been constructed in accordance with the plans hereby approved.

REASON: In the interests of road safety in accordance with Policy TR1 and TR3 of the Reading Local Plan 2019.

11. INFORMATIVES

Standard Informatives

IF3: Highways

- i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.
- ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.