

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Southcote

App Ref: 220142/HOU

Address: 2 Lea Close, Reading, RG30 3NB

Proposals: Single storey side and rear extension and associated alterations (Amended Description)

Case Officer: Mr David Brett

Applicant: Mr Giles Murphy

Date received: 01/02/2022

Valid from: 01/02/2022

Target Decision date: 29/03/2022

1. INTRODUCTION

The proposal site is a two-storey semi-detached dwelling located on Lea Close, Southcote. The surrounding area is considered predominantly residential with similarly designed two storey semi-detached dwellings.



1. Front of 2 Lea Close. Photo taken by case officer on 03/02/2022.



2. Rear of 2 Lea Close. Photo taken by case officer on 03/02/2022.

A site visit was carried out on 03/03/2022.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks:

- A partial garage conversion.
- Single storey rear extension following demolition of conservatory.
- Single storey side extension which connects to the proposed rear extension.
- A green roof and flat roof lantern to the proposed single storey rear extension.

Plans considered:

- Existing Ground Floor Plan - 21153.S.PP-01
- Existing Elevations - 21153.S.PP-02
- Proposed Ground Floor Plan - 21153.S.PP-03
- Proposed Elevations - 21153.S.PP-04
- Location Plan - 21153.S.PP-05
- Block Plan - 21153.S.PP-06

Received on 01/02/2022

- Green Roofs Direct Core System Specification by Green Roofs Direct
Received on 16/03/2022

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

4.1 The following addresses were consulted by letter.

3 Lea Close, Reading, RG30 3NB - No response received.
1 Underwood Road, Reading, RG30 3LY - No response received.
3 Underwood Road, Reading, RG30 3LY - No response received.
5 Underwood Road, Reading, RG30 3LY - No response received.
112 Burghfield Road, Reading, RG30 3ND - No response received.
114 Burghfield Road, Reading, RG30 3ND - No response received.

Reading Borough Council, Natural Environment - Response received on 09/03/2022

- Further details are requested regarding the green roof. This includes a full green roof specification and maintenance.

Reading Borough Council, Natural Environment - Further response received on 16/03/2022 upon review of Green Roofs Direct Core System Specification

- The specification outlined is acceptable. The details of this specification should be secured via condition.

A site notice was erected on 10/02/2022 for a period of 21 days, expiring on 03/03/2022. 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)

CC3 Adaption to Climate Change
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 (Adopted 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.*

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 replacement single storey rear extension has a modest depth of 2.57m and extends the full width of the dwelling, connecting to the proposed converted garage. The rear extension features a flat roof, which will include a green roof and roof lantern. The rear elevation of the rear extension consists of black aluminium patio doors and bifold patio doors to the rear garden. The exterior walls consist of timber cladding.

The proposed converted garage features a 30° pitched roof which hips away from the side elevation of the main house. The ground to eaves height of the converted garage is 2.35m, and has a maximum height of 4.3m. The converted garage is integrated to the main house via a front and side extension. Two high level windows are proposed to the side elevation (south facing) of the converted garage to provide natural light to the converted garage. The internal arrangement of the converted garage consists of a utility room and WC. The main area within the converted garage is labelled as 'garage' on the plans, however, it is anticipated that this space will be used as ancillary space to the main house. It is considered appropriate to secure the converted garage as ancillary to 2 Lea Close via condition, this is due to the size of the floorspace and the fact that through internal alterations could potentially be self-contained. This is to accord with the terms of the application, and to ensure that separate occupation of the extensions would not detract from the amenities or living conditions of neighbouring residential properties (or the character of the locality) in accordance with Policy H9 of the Reading Borough Local Plan 2019.

The appearance of the proposed extensions is considered likely to complement the existing dwelling. However, given the proposed timber cladding material and possible concerns about the finished appearance of such a material over time (due to weathering), it is considered necessary and reasonable to include a condition securing details of the proposed external materials, to help ensure the design quality. It was noted on the site visit that there is a prevalence of garden buildings serving dwellings along Lea Close, Underwood Road and Burghfield Road. Whilst the maximum height of the proposed single storey side extension at 4.3m is considerable, the pitched roof is considered to give the converted garage its own character and is considered favourable to a conventional flat roof. The green roof proposed to the replacement/extended rear extension is considered a welcome addition and will likely contribute positively towards climate change as a sustainable drainage solution.

Overall, the proposed development is considered in accordance with Policies H9 and CC7 of the Reading Borough Local Plan. The proposed development is considered to respect the character and appearance of 2 Lea Close and the surrounding area.

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:

- *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 3 Lea Close. The proposed single storey rear extension has the same depth of the existing conservatory and is not considered a drastic change from the existing arrangement despite the proposed rear extension being of a heavier design than the existing conservatory. Although a green roof and roof lantern are specified, it is still acknowledged that a flat roof area is proposed. It is accordingly considered necessary to include a condition preventing the flat roof area being used as a terrace, to protect neighbouring amenity. The proposed side extension and garage conversion is unlikely to harm the living conditions at number 3.

The proposed development is not considered to have a significantly detrimental impact on the living conditions at 1, 3 and 5 Underwood Road. The proposed converted garage and side extension has a ground to eaves height of 2.35m and a maximum height of 4.3m. Despite the proposed maximum height, the ground to eaves height is considered minimal and not result in the overall design appearing overbearing to residents along Underwood Road. The proposed side extension is not considered overbearing to number 1 due to the presence of the detached garage which serves 1 Underwood Road. The roof pitches away from properties along Underwood Road and it should also be noted that 5 Underwood Road benefits from a large garden building that is close to the boundary to 2 Lea Close.

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 2 Lea Close, the proposed development is considered to improve the standard of accommodation at the site.

Overall, the proposed extensions are not considered to 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.

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 Green Roof

As per paragraph 4.1.10 of the Reading Borough Local Plan; new buildings can be constructed to be more resilient to climate change by including features such as green roofs for sustainable drainage. The measures to introduce a green roof are welcome.

The agent has confirmed that a green roof is proposed to the ground floor rear extension. This has been demonstrated on the proposed elevations. A Core System Specification document has been provided for the green roof, which has been reviewed by Reading Borough Council Natural Environment. The details within the specification have been agreed and will be secured via a compliance condition to this application.

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 - 21153.S.PP-03
- Proposed Elevations - 21153.S.PP-04
- Location Plan - 21153.S.PP-05
- Block Plan - 21153.S.PP-06

Received on 01/02/2022

- Green Roofs Direct Core System Specification by Green Roofs Direct

Received on 16/03/2022

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.

M2: Materials (To Be Approved)

No development shall commence beyond foundation level until a schedule of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details approved unless otherwise agreed in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and in the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019

L4A: Landscape Implementation (As Specified)

The green roof shall be installed as shown on Proposed Elevations - 21153.S.PP-04, in conjunction with the approved build, and in accordance with Green Roofs Direct Core System Specification by Green Roofs Direct, received on 16/03/2022. It shall be maintained in accordance with manufacturers recommendations, providing sufficient irrigation to ensure establishment. Any elements of the planting within the green roof that dies within 5 years of installation shall be replaced as soon as practicable in accordance replanting timing recommended by the manufacturer.

REASON: In order to ensure the satisfactory implementation of the landscaping hereby approved in accordance with Policies CC3, CC7, EN12 and EN14 of the Reading Borough Local Plan 2019.

PD5: Use of Roof Restricted

The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific 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 and H9 of the Reading Borough Local Plan 2019.

PD6: Ancillary Domestic Use

The extensions hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling known as 2 Lea Close, Reading, RG30 3NB.

REASON: To accord with the terms of the application, and to ensure that separate occupation of the extension/building would not detract from the amenities or living conditions of neighbouring residential properties (or the character of the locality) in accordance with Policy H9 of the Reading Borough Local Plan 2019.

11. INFORMATIVES

Standard Informatives