

DELEGATED HOUSEHOLDER APPLICATION REPORT

App Ref: 211368/HOU

Address: White Gables, Sutherlands Avenue

Proposal: Replacement single storey side extensions to East and West elevations and fenestration alterations (amended)

Case Officer: Connie Davis

Agreed Target Decision Date: 14/10/21

SITE DESCRIPTION AND SURROUNDING AREA

The application site is a two storey detached dwelling located at the end of Sutherlands Avenue, a residential unadopted/ private road, behind no. 1a Whitby Drive. Properties are varied in style, with the application property being of a 1950s design with a large pitched roof.

The external finish is currently white painted masonry with white u-pvc windows and a brown plain tiled roof.



PROPOSAL

Planning permission is sought for two single storey side extension (one located on the eastern side and one on the western side). The extensions would have a mono-pitched roof and would be set back from the front elevation of the main property.

Materials proposed are to match the existing property.

PLANS/ DOCUMENTS CONSIDERED

26072102-1 1c - Floor Plans (proposed)

26072102-2 1c - Floor Plans (proposed)

26072102-3 1c - Elevations (proposed)

26072191 1a - OS Block Plan

Received 13th October 2021

Photographs

Application Form
CIL Form
Design and Access Statement
26072101-1 1 - Elevations (Existing)
26072101-1 1 - Floor Plans (Existing)
26072190 1 - OS Location Plan
Received 19th August 2021

RELEVANT PLANNING HISTORY

CONSULTATIONS

Internal consultation

No internal consultees were consulted on this application.

External consultation

The following addresses were formally consulted via letter on 23/08/21:

1a Whitby Drive
11 Sutherlands Avenue
The Cottage, White Gable
19, 20 Lancaster Close

In addition, a site notice was displayed at the site.

No representations have been received.

Discussion with applicant/ agent

During the course of the application, the front dormer extension was removed from the proposal due to concerns with its design, scale and suitability with the traditional dwelling. Furthermore, materials were revised so they would match the main house.

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.

Relevant Planning Policy and Guidance

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with policies in 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 current development plan is:

Reading Borough Local Plan (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 Woodland

SPG/SPD

A Design Guide to House Extensions SPG (2021)

Appraisal Checklist

H9 states: An extension to a house will be acceptable where it:

A. Respects the character of the house in terms of scale, location, materials and design;

To assess this, the following has been considered - would the proposal:

- Detract from the appearance of the original building through the use of ill-matching materials and by not fitting in with the design, scale and proportions of the original building; **NO, the extensions are considered of a suitable depth and height in relation to the main house.**
 - Reduce the amount of usable amenity space for the property to an unacceptable degree; **NO, adequate amenity space would still be retained.**
 - Require the loss of trees in the garden or put significant trees at risk; **NO, the plans indicate that an existing Magnolia tree is in close proximity to the main house. However, the tree is to be retained rather than removed. Given the application is a householder application, it would not be considered reasonable to secure protective measures for the tree as part of this permission given the tree could be removed at any time given it does not have a TPO, nor is the site located in a Conservation Area.**
- B. 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;
- & C. Does not present an overbearing impact on neighbours or a large blank façade to public areas

To assess this, the following has been considered - would the proposal:

Significantly reduce the amount of daylight and sunlight enjoyed by neighbouring properties; **NO, due to the location of the site, neighbouring windows are not located directly at the application site so would not be obscured or result in a loss of light.**

- Invade the privacy of neighbouring properties through overlooking from windows or balconies; **NO, whilst each side elevation would have bi-folding doors, it is not considered that these would result in a loss of privacy to neighbouring properties due to the property being located a suitable distance away from neighbours. The same applies to the repositioned bathroom window and new velux window. proposed.**

- Detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **NO, the property is set comfortably into the site, reducing its visibility from the street. Nevertheless, the extensions are suitably designed and proportioned to the main house and therefore would not be considered to result in unacceptable development when viewed in relation to the surrounding street.**
- Detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **NO, the materials of the proposed extension will match those of the existing dwelling, which is considered to be acceptable, and will not have a detrimental impact upon the surrounding area, the original dwelling or the street scene.**

D. Does not result in a loss of biodiversity within garden - **NO**

E. Ancillary accommodation, such as granny annexes, will be acceptable where it would not be capable of operating as a separate dwelling which could be let or sold separately - **NO**

CC8: states: Development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of:

- Privacy and overlooking; **No**
- Access to sunlight and daylight; **No**
- Visual dominance and overbearing effects of a development; **No**
- Harm to outlook; **No**
- Noise and disturbance; **No**
- Artificial lighting; **No**
- Vibration; **No**
- Dust and fumes; **No**
- Smell; **No**
- Crime and safety; **No** or
- Wind, where the proposals involve new development of more than 8 storeys - **N/A.**

Conclusion

The proposed development would not be harmful to the character or appearance of the site or its surroundings and would not have a detrimental impact on the original building or neighbouring properties. As such the proposed works are considered to be in accordance with CC7 (Design and the Public Realm), CC8 (Safeguarding Amenity) and H9 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) along with the Council's Supplementary Planning Guidance A Design Guide to House Extensions (2021).

RECOMMENDATION: GRANT PERMISSION

Conditions

1. TL1 - 3 year time limit.
2. Approved plans
3. Materials to match

Informatives

1. Building Control
2. Construction & Demolition
3. Terms
4. Encroachment
5. The applicant is reminded to make effort in protecting the onsite Magnolia tree (including its roots) during construction
6. Positive and Proactive