

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Thames

App Ref: 210800/HOU

Address: 11 Picton Way, Reading, RG4 8NJ

Proposals: Part one, part two-storey rear extension and first floor rear/side extension (Amended Description).

Case Officer: Mr David Brett

Applicant: Mrs B Kenyon

Date received (valid from): 18/05/2021

Target Decision date: 13/07/2021

1. INTRODUCTION

The proposal site is a two-storey detached dwelling located on Picton Way, Caversham. The surrounding area is considered predominantly residential with a mix of semi-detached and detached dwellings upon large plots.



1. Front of 11 Picton Way. Image retrieved from Google Maps on 29/06/2021. Image captured in May 2012.



2. Rear of 11 Picton Way. Photo provided by the applicant on 25/03/2021.

A site visit for this application was not possible due to the Coronavirus lockdown. The agent supplied site photos on 18/06/2021. These photos were used for the purpose of determining this application.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks a first-floor rear and side extension, and a part one storey, part two storey rear extension. Various associated internal alterations are also proposed, but not considered under this planning application (as the property is not listed).

Plans considered:

- Location & Block Plan - 2101 - PL.01
- Existing Site Plan - 2101 - PL.02
- Existing Ground Floor Plan - 2101 - PL.03
- Existing First Floor & Roof Plans - 2101 - PL.04
- Existing Elevations 1 of 2 - 2101 - PL.05
- Existing Elevations 2 of 2 - 2101 - PL.06
- ~~Proposed Site Plan - 2101 - PL.07~~
- ~~Proposed Ground Floor Plan - 2101 - PL.08~~
- ~~Proposed First Floor & Roof Plans - 2101 - PL.09~~
- ~~Proposed Elevations 1 of 2 - 2101 - PL.10~~
- Proposed Elevations 2 of 2 - 2101 - PL.11

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- Proposed Site Plan - 2101 - PL.07 Rev A
- Proposed Ground Floor Plan - 2101 - PL.08 Rev A
- Proposed First Floor & Roof Plans - 2101 - PL.09 Rev A
- Proposed Elevations 1 of 2 - 2101 - PL.10 Rev A

Received on 08/06/2021

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

9 Picton Way, Caversham, Reading, RG4 8NJ - No response received.

17 Picton Way, Caversham, Reading, RG4 8NJ - No response received.

19 Picton Way, Caversham, Reading, RG4 8NJ - No response received.

27 Picton Way, Caversham, Reading, RG4 8NJ - No response received.

Reading Borough Council, Transport - Response received on 02/06/2021

- There are no Transport objections to this application, the proposed extension to the dwelling does not change the existing parking arrangements. The submitted Site Plan 2101 - PL.07 illustrates 2 off road parking spaces in tandem formation which complies with the Council's current Parking Standards and Design SPD.

A site notice was displayed from Tuesday 25th May 2021, expiring on Tuesday 15th June 2021. 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)

CC7 Design and the Public Realm

CC8 Safeguarding Amenity

H9 House Extensions and Ancillary Accommodation

H10 Private and Communal Outdoor Space

TR3 Access, Traffic And Highway-Related Matters

TR5 Car and Cycle Parking and Electric Vehicle Charging

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.*

The proposed ground floor rear extension has a staggered depth of 3m and 2.5m, and is the full width of the existing dwellinghouse. Two glazed patio doors are proposed to the rear elevation, allowing access to the patio area. New ground floor windows are proposed to the side elevations. Internal alterations proposed to the ground floor include the subdivision of the existing garage to form a store and utility room. Part one storey aspect of the rear extension features a flat roof with a roof light.

The proposed first floor rear and side extension extends from the rear wall of the existing third bedroom and serves to create a fourth bedroom and a bathroom. The proposed first floor rear and side extension wraps around the existing first floor and has a width of 4.9m and has a depth of 3m from the first floor rear wall. The proposed first floor extension features a pitched roof with gable end to match the existing dwelling. The ridge of the proposed pitched roof is set down from the existing ridge by 0.5m. One window is proposed to the first floor side elevation serving the bathroom, the plans indicated that this will be obscure glazed.

The materials used in the construction of the proposed extensions have been specified on the plans and application form to match those of the existing main house. This includes brickwork, roof tiles, windows, and doors.

The proposed development is considered to sufficiently respect the character and appearance of the main house and surrounding area in accordance with policy H9 of the Reading Borough Local Plan. Although acknowledged to be substantial additions, in the context of the existing building, plot and wider area, the proposed extensions are considered subservient and not to infringe on any important building line to the front or rear of Picton Way.

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 harm the living conditions at 9 Picton Way. The proposed extensions at number 11 are set from the side boundary to number 9. The proposed rear and side extensions do not extend beyond the rear elevation at number 9 and are not considered to result in a harmful loss of light, privacy, or appear overbearing to the residents at number 9. Ground floor side facing windows are proposed to the side elevations at number 11, however, these are not considered to harm the privacy of number 9.

The proposed development is not considered to harm the living conditions at 17 or 19 Picton Way due to the separation distance between the proposed extensions at number 11 and the main houses at number 17 and 19. One first floor side facing window is proposed to the side elevation at number 9 looking out towards the rear of number 17 and 19. The plans indicate that this window serves a bathroom and will be obscure glazed. It is considered necessary to condition the approval of this application for the proposed first floor window to be obscure glazed and maintained as such. This is 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.

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 is appropriate in size and scale and would improve the living conditions at number 11 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 extensions under permitted development. The flat roof area to the proposed ground floor rear extension will also be conditioned to restrict the use of the area as a potential balcony, roof garden or similar amenity area. This is to safeguard the amenity of the neighbouring Picton Way properties from overlooking and loss of privacy 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 proposed extensions are considered to allow for an appropriate amount of private outdoor space in the rear garden.

7.4 Transport

In accordance with policies TR3 and TR5 of the Reading Borough Local Plan; the plans demonstrated that the loss of the garage would be suitably accommodated by maintaining two on site vehicle parking spaces. This is in accordance with the requirements of the Revised Parking Standards and Design SPD (2011). A condition will be attached to the approval of this application requiring the two vehicle parking spaces as demonstrated on the plans to be provided and maintained. This is 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.

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:

- Location & Block Plan - 2101 - PL.01
- Proposed Elevations 2 of 2 - 2101 - PL.11

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- Proposed Site Plan - 2101 - PL.07 Rev A
- Proposed Ground Floor Plan - 2101 - PL.08 Rev A
- Proposed First Floor & Roof Plans - 2101 - PL.09 Rev A
- Proposed Elevations 1 of 2 - 2101 - PL.10 Rev A

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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.

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 first floor side elevations of extensions 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 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.

PD5: Use of Roof Restricted

The flat roof area of the ground floor rear 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.

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.

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.