

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Southcote

App Ref: 200552/HOU

Address: 48 New Lane Hill, Tilehurst, Reading, RG30 4JP

Proposals: Front extension, installation of dormer and associated works

Case Officer: Tom Hughes

Applicant: Amida Sama

Date received (valid from): 13 April 2020

Target Decision date: 8 June 2020

1. INTRODUCTION

The application site comprises a part two, part three storey detached dwelling with staggered front and rear elevations, set within a spacious plot. The site topography rises steeply in a northerly direction, which dictates the unusual configuration of the dwelling. The principle living accommodation is contained to the ground floor, with one bedroom at the first floor and a large garage at basement level. Balconies extend to the front and rear, with external staircases to the front and side. Trees to the rear of the site are subject to Group 1 of Tree Preservation Order 109/01. The surrounding area has a verdant, residential character.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for a front extension, the installation of a sideward dormer and associated works, including the provision of a new external staircase to the front of the property, and the partial conversion of the existing garage to a habitable room.

The agent supplied the following, received on 14/04/20:

Drawing No: PL-04 - Existing Site Plan and Roof Plan

Drawing No: PL-01 - Existing Basement Plan

Drawing No: PL-02 - Existing Ground Floor Plan

Drawing No: PL-03 - Existing First Floor Plan

Drawing No: PL-05 - Existing Front and Rear Elevations

Drawing No: PL-06 - Existing Side Elevations

Drawing No: PL-10 - Proposed Site Plan and Roof Plan

Drawing No: PL-07 - Proposed Basement Plan

Drawing No: PL-08 - Proposed Ground Floor Plan

Drawing No: PL-09 - Proposed First Floor Plan

Drawing No: PL-11 - Proposed Front and Rear Elevations

Subsequently the agent supplied the following, received 21/04/20:

Drawing No: PL-12 - Proposed Side Elevations

The original proposal included a larger front extension, creating a new garage with terrace above. The existing garage was to be fully converted to habitable space. The agent was advised of several discrepancies with the supplied plans.

Subsequently the agent supplied the following, received 26/05/20:

Drawing No: PL-10 Rev. B - Proposed Site Plan and Roof Plan

Drawing No: PL-08 Rev. B - Proposed Ground Floor Plan

Drawing No: PL-11 Rev. B - Proposed Front and Rear Elevations

Drawing No: PL-12 Rev. B - Proposed Side Elevations

The agent was advised on 17/06/20 of significant concerns held with the proposal. The proposal would constitute a significant enlargement of the original dwelling, excessive in size in terms of its depth and lacking in subservience. The large flat roof forward projection would not complement the original form, and the dormer would be a visually jarring addition. The proposals would also cause harm to neighbouring residential amenities through overlooking, or the perception of overlooking. Further concerns were raised with regard to the future use of the dwelling, including the potential for sub-division.

Subsequently the agent supplied the following, received 18/07/20:

Drawing No: PL-10 Rev. C - Proposed Site Plan and Roof Plan

Drawing No: PL-07 Rev. C - Proposed Basement Plan

Drawing No: PL-08 Rev. C - Proposed Ground Floor Plan

Drawing No: PL-09 Rev. C - Proposed First Floor Plan

Drawing No: PL-11 Rev. C - Proposed Front and Rear Elevations

Drawing No: PL-12 Rev. C - Proposed Side Elevations

The agent was advised on 18/09/20 that the amendments had not sufficiently addressed the concerns raised previously, and that the application was still subject for refusal. No further amendments have been received.

3. RELEVANT PLANNING HISTORY

181366/HOU - Three storey rear extension, provision of front canopy and alterations to fenestration and landscaping - Permitted 05/04/19

4. CONSULTATIONS

4.1 The following addresses were consulted by letter:

52 New Lane Hill, Tilehurst, Reading, RG30 4JP

27 Cheddington Close, Tilehurst, Reading, RG30 4HA

46 New Lane Hill, Tilehurst, Reading, RG30 4JP

4.2 Letters of representation have been received as follows:

One, with regard to the following:

- Overlooking would occur from the dormer to 52 New Lane Hill
- The design would not be in keeping with the house or the area
- The proposed garage will impact on wildlife
- Retaining walls will affect tree roots on the boundary with 52 New Lane Hill

Reading Borough Transport Development Control

Advised that the development would be required to provide two off-road parking spaces. Given the large driveway can accommodate in excess of two vehicles, and that there is no change to the existing access arrangements, no objections were raised.

Reading Borough Natural Environment

Noted the protected trees to the rear of the site, but advised that these would be located some distance from the build site. Raised no objections.

Reading Borough Ecology

Noted a bat survey supplied under application 181366/HOU, which concluded that the building was unlikely to host roosting bats. Advised that it was unlikely that conditions at the site would have changed significantly since. Raised no objections.

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.

5. 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 (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

Policy EN12 - Biodiversity and the Green Network

Policy EN14 - Trees, Hedges and Woodland

H9 (House Extensions and Ancillary Accommodation) pmaarc@globalnet.co.uk

Design Guide to House Extensions SPD (2021)

6. APPRAISAL

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; **Yes, the proposal has an over-scaled appearance, disproportionate and not subservient to the original dwelling. The dormer would appear as an awkward and incongruent addition**
- reduce the amount of usable amenity space for the property to an unacceptable degree; **No**
- require the loss of trees in the garden or put significant trees at risk; **No, protected trees would be sufficiently distant from the proposed development**

B. Respects the character and pattern of neighbouring properties and the street as a whole in terms of scale, location, materials and design, and any important existing building line; Respects neighbour's amenities and does not present 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**
- invade the privacy of neighbouring properties through overlooking from windows or balconies; **No, the amendments have addressed concerns originally raised**

- detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **Yes, the proposed dormer is of particularly poor design**
- detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **No, materials have been selected to match those of the existing dwelling**

CC8: Safeguarding Amenity states an extension to a house will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties.

To assess this, the following has been considered - would the proposal cause a significant detrimental impact to the living environment of existing or 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**
- Noise and disturbance; **No**
- Artificial lighting; **No**
- Vibration; **No**
- Dust and fumes; **No**
- Smell; **No**
- Crime and safety. **No**

7. CONCLUSION

The proposed development is of poor design and would cause significant harm to the character and appearance of the original dwelling, contrary to Policies CC7 and H9 of the Local Plan and the Design Guide to House Extensions SPD.

8.0 RECOMMENDATION

Application Refused