

## DELEGATED HOUSEHOLDER APPLICATION REPORT

**Ward:** Peppard

**App Ref:** 211572/HOU

**Address:** 66 Surley Row, Reading, RG4 8NB

**Proposals:** Proposed single storey rear and front extension.

**Case Officer:** Mr David Brett

**Applicant:** Mr A Ali

**Date received:** 21/09/2021

**Valid from:** 22/09/2021

**Target Decision date:** 17/11/2021

### 1. INTRODUCTION

The proposal site is two storey semidetached dwelling on Surley Row, Emmer Green. The surrounding area is predominantly residential and consists of similarly designed two storey semi-detached dwellings.



Fig 1. 66 Surley Row. Image retrieved from Google Maps on 15/11/2021, image captured in October 2020.

### 2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks the following:

- Single storey front extension
- Garage conversion
- Single storey rear extension

The proposed development is a re-submission of previously approved planning application 181145/HOU (see section 3 of this report for details). The development proposed under application 211572/HOU is identical to the development which received approved on 24/08/2018 under planning application 181145/HOU. It appears application 211572/HOU has been submitted as the development approved under application 181145/HOU has not commenced. Condition 1 of approval 181145/HOU states that:

- The development hereby permitted shall begin within three years from the date of this planning permission.

- Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

The date that planning permission was issued for application 181145/HOU was 24/08/2018, meaning the development must commence by 24/08/2021. As application 211572/HOU was submitted on 22/09/2021 with plans that are identical to those approved under application 181145/HOU, it is considered likely that this application has been resubmitted due to the development approved under application 181145/HOU within 3 years from approval.

Plans considered:

- Block Plan
- Location Plan
- Existing and Proposed Ground Floor Plan - 01
- Existing Elevations - 02
- Proposed Elevations - 03

Received on 22/09/2021

### 3. RELEVANT PLANNING HISTORY

181145/HOU - Proposed single storey rear and front extension. - Application Permitted on 24/08/2018

181146/CLP - Lawful Development Certificate for a Proposed Loft Conversion - Application Permitted on 24/08/2018

### 4. CONSULTATIONS

#### 4.1 *The following addresses were consulted by letter.*

64 Surley Row, Emmer Green, Reading, RG4 8NB - No response received.

68 Surley Row, Emmer Green, Reading, RG4 8NB - No response received.

32 Stuart Close, Emmer Green, Reading, RG4 8RE - No response received.

34 Stuart Close, Emmer Green, Reading, RG4 8RE - No response received.

Reading Borough Council, Transport - Response received on 16/08/2021

- *"The revised plans demonstrate that two parking spaces can be accommodated across the site frontage which complies with the required parking provision. However, the dropped kerb will need to be extended to accommodate the proposed parking layout."*

A site notice was displayed from Thursday 7<sup>th</sup> October 2021, expiring on Thursday 28<sup>th</sup> October 2021. No further 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 Application 181145/HOU***

As mentioned in section 2 of this report; application 211572/HOU is considered a resubmission of application 181145/HOU. There have been no changes in local planning policy or significant changes to the circumstances of the site that would have an affect on the material planning considerations for this application which would lead to a different conclusion. Therefore, parts of this assessment will be reiterating considerations and points made for application 181145/HOU.

### ***7.2 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 porch extension has a depth of 1.7m from the front elevation of the main house, and a width of 1.9m extending from the side wall of the existing garage/storage. The porch extension features a mono pitched roof, and adjoins the existing garage to be converted. The extensions and alterations proposed to the front of 66 Surley Row are considered to respect the character and appearance of the main house in terms of size, scale and design. The proposed alterations to the front of 66 Surley Row are not considered to harm the character and appearance of the surrounding area. The proposed porch extension would not infringe any important building line to the front of Surley Row.

The proposed single storey rear extension has a staggered depth of 4m closest to the side boundary to number 68, and a depth of 4.85m closest to the side boundary to number 64. The proposed rear extension features a flat roof, with a maximum height of 2.6m. The proposed rear extensions would not be visible from the highway along Surley Row. The proposed rear extensions are considered characteristic of the surrounding area, with number 58, 60 and 64 all benefitting from rear extensions of a similar scale to that proposed at number 66. In accordance with paragraph 7.1.1 of the Design Guide to House Extensions SPD (2021); the “new” aspect of the proposed rear extension does not extend more than 4m. The 4.85m aspect of the proposed rear extension already exists in the form of a storage building, which is to be integrated into the proposed rear extension.

With regards to the materials; the windows to the extensions have been specified on the plans as uPVC to match the existing dwelling. The roof to the porch extension is to be constructed of roof tiles to match the existing dwelling. The exterior walls of the extensions are to be constructed of brickwork to match the existing dwelling.

Overall, the proposed development is considered suitably characteristic of the surrounding area in terms of size, scale and appearance. There are extensions to existing dwellings along Surley Row that are similar in size and scale to that proposed at number 66. The proposed development is therefore considered in accordance with Policy 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.

### 7.3 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 detrimental impact on the living conditions at 64 Surley Row. The proposed rear extension would not harm the living conditions at number 64 in terms of loss of light, privacy or appear overbearing due as number 64 already benefits from a single storey rear extension close the side boundary to number 66. The proposed front and porch extensions would not harm the living conditions at number 64 due to the size, scale and location of the development in relation to habitable rooms at number 64.

Turning to the impact of the proposed development on number 68; the proposed front and porch extensions will not harm the living conditions at number 68 due to the size, scale and location of the development in relation to habitable rooms at number 68. Looking over the previous application at the site - 181145/HOU; number 68 objected to the development believing the proposed extensions amount to an overdevelopment of the site, the proximity of the rear extensions to number 68, and the depth of the extensions running along the side boundary. There were also concerns regarding loss of light. The proposed rear extension was considered on balance by the case officer for application 181145/HOU that due to the scale of the proposed extension and the single storey nature of the development, the proposal would not have any significant impact in terms of overbearing or access to sunlight/daylight. As the plans submitted under application 181145/HOU are identical to those proposed under application 211572/HOU, there appears to be no reason why this view should change. To clarify, no objections or comments have been received from number 68 with regards to application 211572/HOU.

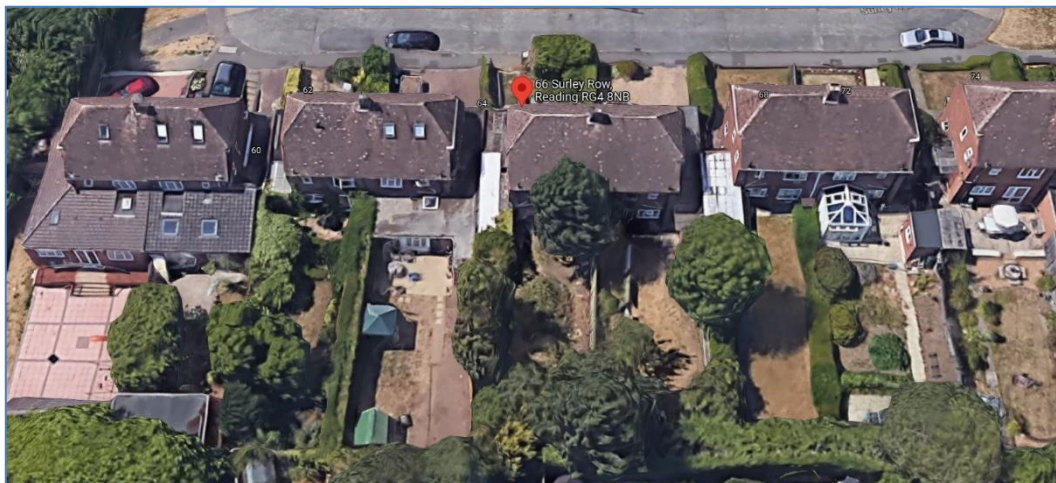


Fig 2. Rear of 66 Surley Row. Image retrieved from Google Maps on 15/11/2021

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 66 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. Notwithstanding the above, given a flat roof rear extension is proposed, it is considered necessary to include a condition preventing the use of the flat roof as a terrace (unless separate permission is granted in due course), to protect all nearby occupiers from noise, distance and overlooking into amenity areas from such a terrace.

#### 7.4 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.

#### 7.5 Transport

The proposed development would A block plan has been submitted, which demonstrates two on site vehicle parking spaces. The Revised Parking Standards and Design SPD (2011) states that two on site vehicle parking spaces are required for a three bed dwellinghouse.

The Reading Borough Council Transport Team have advised that there are no transport objections subject to the on-site vehicle parking being secured as specified on the plans via condition. A pre-commencement condition has also been recommended vehicle access to be approved in writing prior to development commencing on site. As planning application 181145/HOU was approved without these conditions, it is not considered appropriate in this instance to secure these details for application 211572/HOU as both applications are identical and there were no planning reasons stopping the applicant from implementing approval 181145/HOU without securing parking and access.

Upon viewing the proposal site from imagery on Google Maps, it is also noted that there appears to be very little parking restrictions to the front of the property, and it is considered that the

site has the potential to accommodate two vehicles with the existing access. It is also considered in this instance that the garage/storage space to be converted would not result in the loss of a parking space due to garage being significantly smaller than the minimum dimensions for a garage as outlined within the Revised Parking Standards SPD (2011) in terms of width. The internal width of the existing garage/storage to be converted is 2.4m at its widest, reducing to 2m beyond the front elevation of the main house. The recommended internal width of a single garage under the Revised Parking Standards SPD (2011) is 3m.

Therefore, the proposed development is considered in accordance with policies TR3 and TR5 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:

- Block Plan
- Location Plan
- Existing and Proposed Ground Floor Plan - 01
- Proposed Elevations - 03

Received on 22/09/2021

**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.

### **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.

11. INFORMATIVES

Standard Informatives