

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Norcot

App Ref: 211290/HOU

Address: 31 Cockney Hill, Reading, RG30 4HF

Proposals: First Floor Side Extensions and Single Storey Rear Extension

Case Officer: James Schofield

Date received (valid from): 5 August 2021 Target Decision date: 13 October 2021

1. INTRODUCTION

The application relates to a two-storey detached dwelling located on the northern side of Cockney Hill. The area is characterised by similar dwellings. Many have been extended intensively. Front elevations include a mixture of modern styles and materials including red-brick, white render and hipped roofs.

The cumulative extensions at the application site result in a depth of approximately 4.3 meters. The neighbouring site, 29 Cockney Hill has had a relatively large and deep two-storey rear extension. 33 Cockney Hill has a conservatory which is close to the shared boundary the proposal site. A silver birch (*Betula pendula*) in the front garden of the proposal site is subject to TPO order 3/004. The far, northern, end of the garden falls within the root protection areas of TPOs for oak trees in adjacent gardens. This part of the garden is within a designated green link.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a single-storey rear extension at a depth of 3.5 meters and side extensions at the first floor over single-storey sections of the ground floor. The original proposal presented a discontinuous ridgeline which departed from the character of the dwelling and wider area. Further to discussions between the agent and the officer amendments were submitted which changed the ridgeline to be similar to that in place, set back and down from the main ridgeline. Plans considered;

Dwg No. 1461_EX EL-01 Existing Elevations

Dwg No. 1461_EX GA-01 Existing Floor and Roof Plan

Dwg No. 1461_EX GA-02 Existing Site Plan

Dwg No. 1461_EX OS A Location Plan

~~Dwg No. 1461_PR EL-01 C Proposed Elevations (Superseded)~~

Dwg No. 1461_PR GA-01 C Proposed Floor Plans

~~Dwg No. 1461_PR GA-02 Proposed Site and Roof Plan (Superseded)~~

As received 5th of August 2021

Dwg No. 1461_PR GA-02 A Proposed Site and Roof Plan

Dwg No. 1461_PR EL-01 D Proposed Elevations

As received 4th of October 2021

Dwg No. 1461_PR GA-02 B Tree Protection Measures Map

As received 12th of October 2021

3. RELEVANT PLANNING HISTORY

Application ref; 90-01045-FUL

Description; Erection of two storey rear extension to form larger lounge and workshop at ground floor, with bedroom and study at first floor.

Decision; Permitted on 6/12/1990

4. CONSULTATIONS

4.1 Neighbours

The following addresses were consulted by letter.

33 Cockney Hill, Tilehurst, Reading, Berkshire, RG30 4HF
29 Cockney Hill, Tilehurst, Reading, RG30 4HF
50 Severn Way, Tilehurst, Reading, RG30 4HH
48 Severn Way, Tilehurst, Reading, RG30 4HH

No letters of representation have been received. The applicant and/or their agent submitted a form indicating that a Site Notice was displayed on the 12th of August 2021.

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 Planning Policy

National Planning Policy Framework (2019)
National Planning Practice Guidance

Reading Borough Local Plan (adopted 2019)

CC7 Design and the Public Realm
CC8 Safeguarding Amenity
EN12 Biodiversity and the Green Network
EN14 Trees, Hedges and Woodland
H9 House Extensions and Ancillary Accommodation
H10 Private and Communal Outdoor Space

SPD

Design Guide to House Extensions (adopted 2021)

7. APPRAISAL

7.1 Principle of Development

The application seeks permission for a single-storey rear extension and first floor side and rear extensions to an existing residential dwelling. Such domestic works are supported in principle by Policy H9 (House Extensions and Ancillary Accommodation) of the Local Plan (2019) subject to a number of criteria ensuring the effects of such extensions and alterations respect its context and are not harmful. These considerations will be examined in more detail in the following sections.

7.2 Character, scale and siting

Local Policy CC7 states that, development must be of a high design quality that maintains and enhances the character and appearance of the area in Reading in which it is located. Policy H9 states that an extension will be acceptable where it: respects the character of the house, respects the pattern of neighbouring properties, and does not present a large blank façade to public areas.

The impact of the first-floor side extension on the streetscene is considered to be acceptable, as it maintains the character of the original dwelling; using appropriate materials and design detail.

The single-storey rear extension and first floor side extension are considered to have a minor and unarmful impact on the character of the dwelling.

Further to this analysis, the proposal accords with the aims of policies CC7 and H9 of the Local Plan (2019) with respect to character, scale and siting.

7.3 Amenity

Policy CC8 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. Policy H10 aims to ensure suitable outdoor private and communal outdoor amenity space is prioritised in development decision. The SPD 'A design guide to house extensions' provides guidance on design considerations for single-storey rear extensions, which outlines that the design should not detract from the existing dwelling, not encroach on a line taken 45 degrees from the mid-point of the nearest neighbouring habitable room, should avoid reducing back-to-back distance for dwellings like these to less than 20 meters, and should not harm common building lines or positive repeating design features.

Over half of the existing private outdoor amenity space of 31 Cockney Hill would be maintained if the proposal were to be built.

The proposal would, by virtue of siting and scale, not impede upon on any 45-degree line of sight from neighbouring windows servicing habitable rooms. Siting and height of the proposed single-storey rear extension would ensure no significant overshadowing would result for neighbouring sites. A condition requiring the use of obscure glazing and top-openable windows in the proposed first-floor bathroom windows, in the side extension, is necessary and sufficient to protect the privacy amenity of the dwelling and neighbouring sites.

Further to the above analysis, the proposal is considered to accord with the aims of policy CC8 and H10 of the Local Plan (2019).

7.4 Biodiversity and sustainability

Part 'b' of Policy EN12 indicates that all development sites should not result in a net loss of biodiversity or geodiversity, and should provide a net gain for biodiversity wherever possible through new tree planting, wildlife friendly landscaping and other ecological enhancements. These aims are supported by Policy H9 which states that an extension will only be acceptable where it does not result in the loss of biodiversity within gardens. Policy EN14 protects trees, groups of trees, hedges and woodlands from damage or removal where they are of importance.

Further to comments from the Natural Environment Officer, the agent submitted a tree protection statement and plan which, if enacted, will be sufficient to prevent damage to the protected trees on site.

Provided any decision to permit the proposal includes a condition to carry out the discussed tree protection measures, the proposal is considered unlikely to result in a net loss of biodiversity or geodiversity. As such the proposal is considered to accord with the biodiversity and sustainability considerations of Policies H9, EN12 and EN14 of the local plan.

8. CONCLUSION

The proposed development has been assessed and the proposed works are in accordance with the above relevant policies and planning permission can be granted.

9. RECOMMENDATION

GRANT

10. CONDITIONS & INFORMATIVES

1. Standard time limit [TL1]
 2. Standard approved plans [AP1]
 3. Materials to match [M1]
 4. Obscure Glazing [PD3]
 5. Tree Protection Measures (as specified) [L6]
-
1. Advice about TPO Tree at front of site [I15]