

DELEGATED APPLICATION REPORT

Ward: Mapledurham

App Ref: 211778/HOU

Address: Charnwood Cottage, Upper Warren Avenue, Caversham, Reading, RG4 7EB

Proposals: Two-storey front, rear and side extensions with front gable extension. Single storey flat roof rear extension. (Amended Description)

Case Officer: Mr David Brett

Applicant: Mr & Mrs Hutchins

Date received: 29/10/2021

Valid from: 26/11/2021

Target Decision date: 21/01/2022

1. INTRODUCTION

The proposal site a detached dwelling located on upon a prominent corner plot to Upper Warren Avenue and Blagrove Lane. The surrounding area is considered predominantly residential with a mix of large two storey detached dwellings with generously sized plots. The existing dwelling house at Charnwood Cottage is set back and down from the highway, with a large driveway. A Grade II Listed Building, 3 Gravel Hill Cottages, is located 25m north of the main dwelling at the application site.

The character and appearance of the surrounding area along Upper Warren Avenue and Blagrove Lane consists of large dwellings upon generously sized plots. The dwellings within the immediate surrounding area consist of a variety of designs with regards to appearance and scale. Dwellings on the south side of Upper Warren Avenue consist of a mix of large single storey and two storey dwellings. The dwellings directly east of the proposal site at St Margaret's and Larks Mead consist of chalet bungalows. Further east along Upper Warren Avenue there is a mix of two storey detached dwellings and chalet bungalows. The dwellings along Blagrove Lane are just as diverse, with a 2 storey Victorian red brick semi-detached pair at 1 and 2 Gravel Hill Cottages, and a mix two storey detached and chalet bungalows north east of the proposal site along Blagrove Lane.



Fig 1. Existing front elevation. Site photo taken on 06/01/2022.



Fig 2. Existing rear elevation. Site photo taken on 06/01/2022.

A site visit was undertaken on 06/01/2022.

It should be noted that an outbuilding has been constructed within the rear garden of Charnwood Cottage, which given that it was recently constructed does not appear on the Location Plan. It is considered that the outbuilding would be likely to meet permitted development criteria, although this would only be confirmed officially through an application for a Lawful Development Certificate.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks the following:

- Two-storey front, rear and side extensions
- Single storey flat roof rear extension
- Side and front extensions
- Front gable extension
- Increasing the ridge height

Plans considered:

- Block and Location Plan - 3802/200
- Proposed Ground Floor Plan - 3802/201 Rev C
- Proposed First Floor Plan - 3802/202 Rev B
- Proposed Site Plan - 3802/203 Rev B
- Proposed Elevations 1 of 2 - 3802/204 Rev C
- Proposed Elevations 1 of 2 - 3802/205 Rev B
- Arbtech - Preliminary Roost Assessment Survey - Charnwood Cottage

Received on 29/10/2021

- Sheet 1 (Existing Site Plan) - 1146
- Sheet 2 (Existing Plans and Elevations) - 1146

Received on 15/11/2021

- Arbtech - Tree Survey - Charnwood Cottage
- Arbtech - Arboricultural Method Statement - Charnwood Cottage
- Arboricultural Impact Assessment - Arbtech AIA 01
- Tree Protection Plan - Arbtech TPP 01

Received on 26/11/2021

- Material Schedule - Charnwood Cottage
- CIL Calculations - 3802/206

Received on 18/01/2022

3. RELEVANT PLANNING HISTORY

010340/FUL - 2 x single storey rear extensions - Application Permitted on 14/05/2001

020151/FUL - Replace existing panel fence with brick wall and close-boarded infill panels - Application Permitted on 27/03/2002

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

St Margaret's, Upper Warren Avenue, Caversham, Reading, RG4 7EB - No response received.

Reading Borough Council, Ecology - Updated response received on 14/12/2021.

- The Preliminary Bat Roost Assessment (Arbtech, August 2021) has been undertaken to an appropriate standard and concludes that the building is unlikely to host roosting bats. As

such, since the proposals are unlikely to affect bats or other protected species, there are no objections to this application on ecological grounds.

Reading Borough Council, Transport - Response received on 04/01/2022.

- In addition to a garage the submitted Block and Location Plan 3802/200 illustrates 3 parking spaces on the front drive. No changes are proposed to the existing access. The proposed parking provision is in accordance with the Councils current Parking Standards and therefore deemed acceptable.

Reading Borough Council, Natural Environment - Response received on 18/01/2022.

- Before the Tree Protection Plan and AMS can be accepted, a number of amendments are required. If a pre-commencement condition is to be avoided these amendments should be submitted before a decision.
- If you do not expect any future submissions and intend to grant planning permission, please secure an Arboricultural Method Statement and Tree Protection Plan as a pre-commencement condition.
- As there are a number of large trees nearby, the agent/applicant should be made aware of the potential effect of adjacent vegetation on the proposed extensions foundations i.e. subsidence.

A site notice was erected on Monday 29th November 2021 for a period of 21 days, expiring on Monday 20th December 2021. Responses to the application were received from the following (as summarised):

Larks Mead, Upper Warren Avenue, Caversham, Reading, RG4 7EB - Response received on 12/12/2021

- Concerns regarding the height and scale of the proposed development.
- Proposed development is considered overbearing.
- Concerns of overlooking to neighbouring properties.
- Concerns of overshadowing properties on Blagrove Lane.
- Points out new outbuilding within the rear garden at Charnwood Cottage.
- Concerns of highway safety during construction.

2 Gravel Hill Cottages, Blagrove Lane, Caversham, Reading, RG4 7DY - Response received on 14/12/2021

- Concerns regarding the height and scale of the proposed development.
- The impact of the development on trees within the application site.

Luthrie, Blagrove Lane, Caversham, Reading, RG4 7DX - Response received on 21/12/2021

- Concerns regarding the height and scale of the proposed development.
- Concerns of highway safety during construction.

The following concerns have also been raised in the above responses; however, these are not considered material as covered through environmental health regulations.

- Construction noise/disturbance during development

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

EN1 Protection and Enhancement of the Historic Environment

EN12 Biodiversity and the Green Network

EN14 Trees, Hedges and Woodland

EN15 Air Quality

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 Principle of Development

The application proposes significant extensions to Charnwood Cottage which alter the external appearance, size and scale of the existing dwelling.

The existing detached dwelling is not considered to be of any particular architectural merit. The dwelling house is not listed, nor is the proposal site within a Conservation Area. Therefore, the principle of extending the property and altering its external appearance is accepted.

7.2 Design

The existing chalet bungalow when viewed from the front consists of white uPVC windows, red brick exterior walls, three pitched roof dormers to the front roof slope with brown hanging tiles. The roof of the bungalow is constructed of brown roof tiles. The rear of the existing bungalow consists of a white uPVC conservatory, red brick exterior walls, two box dormers for the first-floor roof slope, two roof lights to the first-floor roof slope, and white uPVC windows and doors.

Two storey front extensions and gable extensions are proposed. These would bring the front elevation of the dwelling slightly closer to the highway but would not harm any important building line along Upper Warren Avenue in relation to nearby properties St Margaret's and Larks Mead. The two gable extensions proposed are set down from the increase ridge height and sit comfortably within the proposed roof slope.

A two-storey side extension is proposed, which would bring the side elevation of Charnwood Cottage closer to the side boundary to St. Margaret's. Charnwood Cottage would, however, still be set from the side boundary to St Margaret's by at least 1m. The separation distance between the proposed side elevation of Charnwood Cottage and the dwelling house at St Margaret's would be 7.2m. The proposed roof hips away from St. Margaret's and is considered to reduce the overall visual impact of the increase in size and scale to Charnwood Cottage on the street scene.

The development proposed to the rear of Charnwood Cottage consist of a gable extension, and a single storey flat roof rear extension. The proposed arrangement to the rear first floor roof slope is considered more favourable than the existing arrangement, which consists of two flat roof box dormers.

It is acknowledged that the roof line of Charnwood Cottage would be higher than that of the existing dwelling by 1.44m, however, the increase in height is not considered harmful to the street scene. The resultant development would have a lower ridge height than 1 and 2 Gravel Hill Cottages by 1.2m, and a higher ridge height than that of St Margaret's by 1.27m. The dwellings along Upper Warren Avenue are set far back from the highway (at least 19m). The increase in ridge height in relation to 1 and 2 Gravel Hill Cottages, and St Margaret's is not considered to have a detrimental impact on the street scene. It is also considered unlikely that the change in ridge heights would be harmful to the street scene when viewed from the rear along Blagrove Lane.



Fig 3. Rear of proposal site. Google Street View image captured in April 2009, retrieved on 21/01/2022. Whilst the image was captured in April 2009, there have been minimal alterations to built environment to date from what is demonstrated in this image.



Fig 4. Rear of proposal site. Google Street View image captured in October 2020, retrieved on 21/01/2022

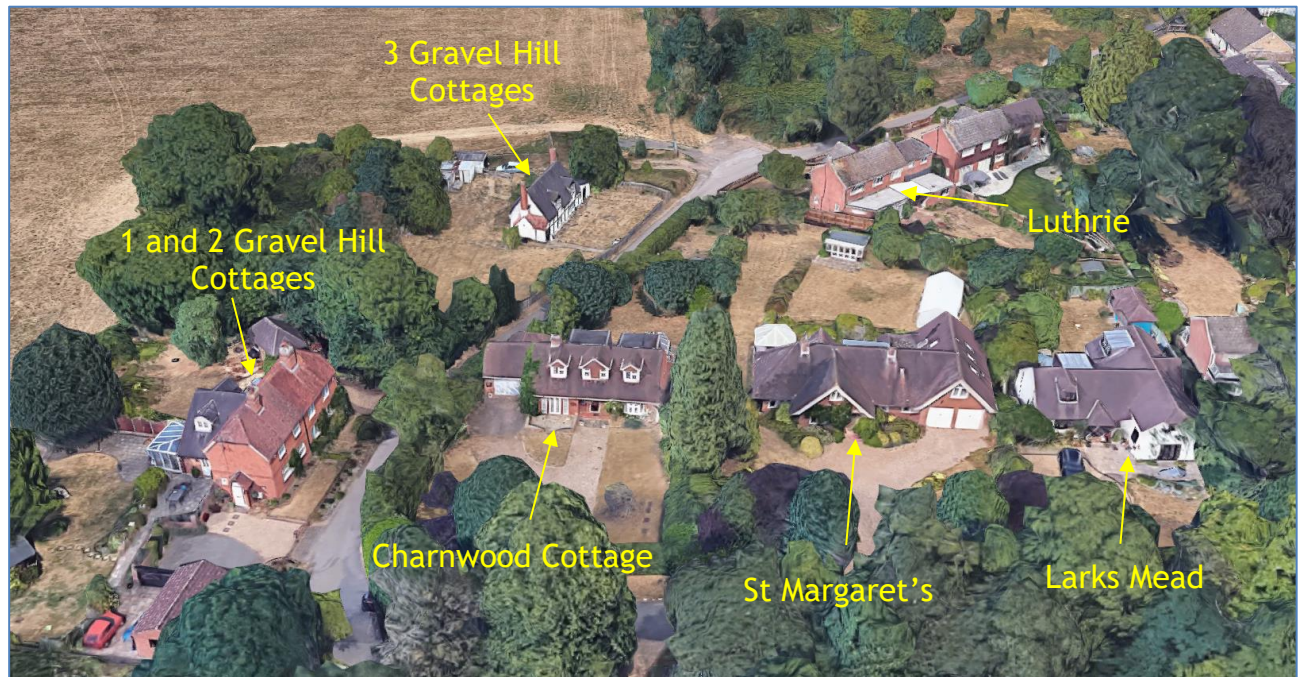


Fig 5. Aerial view of the proposal site. Google Maps image, retrieved on 21/01/2022.

It is also considered relevant to point out that 3 Gravel Hill Cottages is located directly north of the proposal site, and is a Grade II Listed Building. The proposed development at Charnwood Cottages is not considered to harm the setting of the Grade II Listed Building in accordance with Policy EN1 of the Reading Borough Local Plan.

With regards to materials; details of these have been submitted as a materials schedule. The materials proposed consist of aluminium heritage style doors to the rear of the ground floor, uPVC windows, Lux Chalk render, black painted timber cladding, and heritage style clay roof tiles. The materials selected are considered an enhancement of the existing materials and suitable for the development proposed.

Overall, the extensive works proposed to Charnwood Cottage are not considered to harm the character and appearance of the surrounding area. The character and appearance of other dwellings along Upper Warren Avenue and Blagrove Lane is considered very mixed with varying designs and scales. In accordance with policies CC7 and H9 of the Reading Borough Local Plan, the extensions proposed to Charnwood Cottage are considered an enhancement of the existing dwelling and contribute positively to the varying designs and scales of dwellings along Upper Warren Avenue.

7.3 Safeguarding Amenity

This proposal has 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*

With regards to the impact of the proposed development on adjacent property St Margaret's; the extensions proposed to Charnwood Cottage are considered to have been sensitively designed to take into account the living conditions at St. Margaret's. The two-storey side extension is set from the side boundary by at least 1m, with the roof hipping away from St Margaret's from a height of 4.25m at a 45° angle. Despite the height of the single storey flat roof rear extension being 3.1m, the set back of 1m from the side boundary combined with the separation distance from the main house at St Margaret's leads to view that the rear extension will not appear

overbearing. It is important to note that the proposed rear extension does not extend beyond the rear wall of the existing conservatory at St Margaret's. The first-floor windows proposed closes to the side boundary to St Margaret's are to the rear are located in similar positions to the existing dormer windows, therefore, it is considered that there would not be new opportunities for harmful overlooking to St Margaret's.

With regards to the impact of the proposed development on 1 and 2 Gravel Hill Cottages; despite the changes in height and scale proposed there is not considered to be any changes that would significantly harm the living conditions at 1 and 2 Gravel Hill Cottages. It is acknowledged that there would be a considered negligible increase in height of 0.15m to the garage at Charnwood Cottage, which is the closest aspect of the development to 1 and 2 Gravel Hill Cottages. The proposed side elevation at Charnwood Cottage would hip away from 1 and 2 Gravel Hill Cottages at a height of 4.35m at a 45° angle. The size and scale of the extensions are not considered overbearing to 1 and 2 Gravel Hill Cottages due to the separation distance and side/front relationship between the semi-detached pair and Charnwood Cottage.

No other nearby occupier is considered to be significantly impinged by the proposed development in relation to any amenity consideration. For current and any future occupiers of the host building, the replacement dwelling is considered to improve the standard of accommodation at Charnwood Cottage.

Concerns have been raised from neighbouring residents with regards to overlooking as a result of the proposed development. As per guidance on rear extensions within the Design Guide to House Extensions SPD; paragraph 7.1.1 states that back to back distances should be no less than 20m for two storey developments, and 28m for three storey developments.

The first-floor openings proposed to the rear of Charnwood Cottage are located in similar positions to those on the existing box dormers, whilst a new window is proposed to the gable extension. The windows proposed to the rear elevation are not considered to result in a harmful loss of privacy to neighbouring residents due to the significant separation distance between the windows and residents that have any potential to be overlooked. The closest first floor window proposed at Charnwood Cottages is 25m away from the main house at 3 Gravel Hill Cottages. The proposed windows first floor windows are also 40m away from the main house at Luthrie on Blagrove Lane. The proposed first floor rear windows are considered to comfortably meet the criteria and ensures that the privacy neighbouring residents is retained.

Despite there not being concerns of loss of privacy to neighbouring residents as a result of the works proposed, it is considered reasonable to include conditions restricting the use of the flat roof rear extension as a balcony, roof garden or similar unless otherwise granted within a separate planning permission. This is as external noise/disturbance/overlooking from an external terrace would potentially be harmful to nearby amenity. It is also considered appropriate to restrict the insertion of any new windows or openings to the proposed first floor side elevations unless otherwise granted within a separate planning permission. This is to safeguard the amenity of St Margaret's from any potential resultant overlooking, requiring this to be specifically considered should it subsequently be proposed.

Concerns have also been raised from neighbouring residents with regards to noise and disturbance during development. Although noise and disturbance associated with construction are primarily dealt with via environmental health regulations, it is considered appropriate to include conditions regarding hours of construction and there being no bonfires. This is due to the amount of demolition works proposed, and the size and scale of the proposed development. This is to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing any permission in accordance with Policy CC8 of the Reading Borough Local Plan (and also air quality reasons in terms of bonfires).

Overall, the proposed development is not considered to significantly harm the living conditions to neighbouring properties or the surrounding area. Therefore, subject to the to the conditions

mentioned above, the proposed development is considered in accordance with Policy CC8 of the Reading Borough Local Plan.

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 the proposed development will not represent an unacceptable loss in private outdoor space. The proposed development will continue to allow for a generous amount of private outdoor space in the rear and front garden.

7.5 Trees

The tree survey submitted for this application states that there are 15 arboricultural features within or adjacent to the site. These consist of 12 individual trees, 1 group of trees and 3 hedges. Of significance; there is a TPO tree just outside the boundary at St Margaret's.

A Tree Survey has been submitted for consideration with this application, along with a Tree Protection Plan (TPP), Arboricultural Method Statement (AMS) and Arboricultural Impact Assessment (AIA). Based on the feedback provided by the Reading Borough Council Natural Environment Officer it is considered that the principle of the development is accepted with regards to impact on trees, however, clarification on a few points within the arboricultural information has been requested prior to sign off of the AMS and TPP.

It has been recommended by the Natural Environment Officer that if clarification is not provided prior to determination of this application, a pre-commencement condition is required to secure the details of the AMS and TPP.

The applicant has agreed to pre-commencement conditions related to securing the submission of an Arboricultural Method Statement and a Landscaping Plan that suitably addresses officer concerns. These pre-commencement conditions have been agreed in accordance with Section 100ZA (5) of The Town and Country Planning Act 1990. As further information is being sought to address Natural Environment concerns via condition, the proposed development is considered in accordance with policy EN14 of the Reading Borough Local Plan.

7.6 Ecology

Due to the significant works proposed to the roof of Charnwood Cottages, a preliminary bat survey has been carried out.

As per the comments received from Ecology; the Preliminary Bat Roost Assessment (Arbtech, August 2021) has been undertaken to an appropriate standard and concludes that the building is unlikely to host roosting bats. As such, since the proposals are unlikely to affect bats or other protected species. Therefore, the application is considered in accordance with policy EN12 of the Reading Borough Local Plan.

7.7 Transport

The proposed site plan demonstrates 3 on site vehicle parking spaces. The proposal site is within Zone 4 (Wider Urban Area) as defined within the Revised Parking Standards and Design SPD. Five-bedroom dwellings are required to provide three on site vehicle parking spaces.

The proposed parking layout has been agreed with Transport Development Control; therefore, the proposed development is considered in accordance with Policies TR3 and TR5 of the Reading Borough Local Plan.

7.8 CIL

A completed CIL Form 1 and CIL Calculation Plans have been submitted for this application. As demonstrated on the CIL Calculation Plans; the proposal includes the addition of less than 100sqm of new floor space, therefore, the proposed development is not CIL liable. The below table displays the existing and proposed GIA.

	Existing (m ²)	Proposed (m ²)	Difference (m ²)
Ground Floor	125.5	171.4	45.9+
First Floor	86.3	139.3	53+
Total	211.8	310.7	98.9+

7.9 Pre-commencement Conditions

All pre-commencement conditions were agreed with the agent in accordance with Section 100ZA (5) of The Town and Country Planning Act 1990.

8. CONCLUSION

The proposed development has been assessed and the proposed works are considered to be in accordance with the above relevant policies and it is recommended planning permission 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:

Plans considered:

- Block and Location Plan - 3802/200
- Proposed Ground Floor Plan - 3802/201 Rev C
- Proposed First Floor Plan - 3802/202 Rev B
- Proposed Site Plan - 3802/203 Rev B
- Proposed Elevations 1 of 2 - 3802/204 Rev C
- Proposed Elevations 1 of 2 - 3802/205 Rev B
- Arbtech - Preliminary Roost Assessment Survey - Charnwood Cottage

Received on 29/10/2021

- Material Schedule - Charnwood Cottage

Received on 18/01/2022

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.

M3: Materials (As Specified)

The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and application forms unless otherwise agreed in writing with the Local Planning Authority.

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.

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 elevation of the building 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.

PD5: Use of Roof Restricted

The flat 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.

L7: Arboricultural Method Statement (To Be Submitted)

No development shall commence on site (including demolition or preparatory works) until an Arboricultural Method Statement and Tree Protection Plan in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice for all existing trees that are not shown as being removed on the approved drawings, both within and adjacent to the site, has been submitted to and been approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved Arboricultural Method Statement and Tree Protection Plan.

Reason: In order to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

C1: Hours of Construction/Demolition

No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0800hrs to 1300hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.

REASON: In order to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

C4: No Bonfires

No materials or green waste produced as a result of the clearance of the site, demolition works or construction works associated with the development hereby approved shall be burnt on site.

REASON: In the interests of air quality, the amenity of neighbours, and to promote more sustainable approaches to waste management in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

11. INFORMATIVES

Standard Informatives

IF2: Pre-commencement conditions

In accordance with Article 35 (DMPO 2015) some conditions require approval from the Local Planning Authority before any development begins. This is because the details need to be designed or works implemented before any other works start on the site or are of a nature that it would be impractical to consider after work has started.

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.

Soil informative

There is/are (a) tree(s)/shrubs near to the proposed development. You are advised to establish the soil conditions prior to determining foundation design of the approved development in order to ensure that foundations are appropriately designed to take into account soil types that are subject to seasonal volumetric change (high clay content) as a result of the specific trees and vegetation present in the vicinity. Foundation design should take into account the potential effect of adjacent vegetation, based on its dimensions at maturity, in order to minimise the chance of future vegetation-related subsidence and particularly to ensure that no differential movement occurs between the original dwelling/building and the new extension.

I24: Do not damage the verge

You are advised to avoid the use of the grass verges for development related activity, e.g. storage of materials, due to the resulting potential harm to important street trees.

I11: Community Infrastructure Levy (CIL)

The Council introduced the Community Infrastructure Levy (CIL) on 1st April 2015. CIL is a way of securing financial contributions towards infrastructure from new development, and partially replaces the Section 106 planning obligation regime. It is a set charge per sq m of floorspace for different uses, and, unlike Section 106, it is non-negotiable. It applies to developments which result in at least one dwelling; where the space has not been in lawful use for 6 months within the last 3 years or 100 sq m of new floorspace. For this approved development the CIL status is NOT APPLICABLE. If chargeable you will be sent a CIL Liability Notice with the calculated amount soon. CIL becomes payable on commencement of the development or by instalments.

For more information go to:

http://www.reading.gov.uk/media/2791/Community-Infrastructure-Levy-Advice-to-Applicants/pdf/CIL_Advice_to_Applicants.pdf