

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Kentwood

App Ref: 210351/HOU

Address: 9 Grasmere Avenue, Reading, RG30 6XU

Proposals: Single storey side and rear extension (retrospective). Hip to gable roof extension and first floor side extension (Amended Description)

Case Officer: Mr David Brett

Applicant: Mr G Casey

Date received (Valid from): 04/06/2021

Target Decision date: 08/11/2021, extension of time on decision agreed from 30/07/2021

1. INTRODUCTION

The proposal site a large two storey semi-detached dwelling on Grasmere Avenue, Kentwood. The surrounding area is considered predominantly residential with other similarly designed semi-detached and detached dwellings. The proposal site is within an Air Quality Management Area.



1. Front of 9 Grasmere Avenue. Photo taken by case officer on 07/07/2021.



2. Front of 9 Grasmere Avenue. Photo taken by case officer on 07/07/2021.

An unaccompanied site visit was performed by the case officer on 07/07/2021.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development originally sought a first-floor side extension. However, the description of the application was revised (in agreement with the agent) on 29/09/2021 to address aspects of the ground floor extensions approved under application 151100/HOU which were not implemented in accordance with the approved plans. Therefore, retrospective permission is also being sought for the ground floor side and rear extensions, as well as the proposed first floor side extension and hip to gable extension.

Plans considered:

- ~~Existing 2021-1013-101~~
- ~~Proposed 2021-1013-102-C~~
- ~~Existing & Proposed Site Plans 2021-1013-201 Rev A~~

- ~~Existing & Proposed Block Plans - 2021-1013-202 Rev A~~
- Location Plan - 2021-1013-203 Rev A

Received on 04/06/2021

- Existing - 2021-1013 101 A
- ~~Proposed - 2021-1013-102 D~~
- ~~Existing & Proposed Block Plans - 2021-1013-202 Rev B~~

Received on 24/09/2021

- Proposed - 2021-1013 102 E

Received on 24/09/2021

- Existing & Proposed Block Plans - 2021-1013-202 Rev C

Received on 06/10/2021

3. RELEVANT PLANNING HISTORY

151100/HOU - Single storey side and rear extension - Application Permitted on 24/11/2015

210520/CLP - Loft conversion with hip-to-gable roof alteration, rear dormer, and 3 front roof lights - Application Permitted on 21/05/2021

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

- 1 Grasmere Avenue, Tilehurst, Reading, RG30 6XU - No response received.
- 3 Grasmere Avenue, Tilehurst, Reading, RG30 6XU - No response received.
- 5 Grasmere Avenue, Tilehurst, Reading, RG30 6XU - No response received.
- 7 Grasmere Avenue, Tilehurst, Reading, RG30 6XU - No response received.
- 11 Grasmere Avenue, Tilehurst, Reading, RG30 6XU - No response received.
- 2 Forest Hill, Tilehurst, Reading, RG30 6XE - No response received.
- 4 Forest Hill, Tilehurst, Reading, RG30 6XE - No response received.
- 6 Forest Hill, Tilehurst, Reading, RG30 6XE - No response received.

Neighbours were re-consulted on the application by letter on 11/10/2021 upon receipt of revised plans and agreed revised application description, expiring on 01/11/2021. No responses have been received.

A site notice was displayed from Wednesday 16th June 2021, expiring on Wednesday 7th July 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

EN15 Air Quality

SPG/SPD

Design Guide to House Extensions SPD (Adopted March 2021)

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 existing rear and side extensions have been slightly altered from the plans approved under application 151100. The agent has stated that the applicant's justification for the change in footprint of the ground floor extensions is to allow for a smaller extension that provides access to the rear garden. It is acknowledged that the design of the ground floor extension submitted under application 151100 was amended due to officer concerns that the extensions would appear overbearing to the residents of 7 Grasmere Avenue. As demonstrated on plan "Existing - 2021-1013-101 A" the extensions approved under application 151100 have been outlined in red, with the areas of the existing extension which go beyond what was approved under application 151100 outlined in blue.

It is considered that the existing ground floor are not a significant departure from what was approved under application 151100. In fact, the existing extensions are set further from the boundary to number 7, whilst the added depth to the rear extension of 0.3m is not considered harmful to the living conditions at number 7. In design terms, the ground floor extensions are considered similarly designed to those approved under application 151100. The only visible difference from the street scene would be the false pitched roof, which continues from the existing pitched roof to the front elevation above the living room window and front door.

It is noted that whilst the hip-to-gable roof extension was not part of the application description for application 151100, a hip-to-gable roof extension is on the approved plans (201/1000 Rev B - Existing and Proposed). The principle of a hip-to-gable roof extension to 9 Grasmere Avenue has therefore been established and is considered acceptable under application 210924. It is also considered appropriate to point out that a Certificate of Lawfulness (Proposed) has been granted for loft conversion with hip-to-gable roof alteration, rear dormer, and 3 front roof lights (application 210520/CLP).

The first-floor side extension features a pitched roof, which is set down from the ridge of the existing dwelling by 1.2m. The first-floor side extension serves to create an additional bedroom, with windows to the front and rear elevation. The front elevation of the proposed first floor side extension has also been set back from the front elevation of the main house by 0.5m. The proposed first floor side extension is considered subservient in appearance to 9 Grasmere Avenue in terms of size, scale and appearance.

The size and scale of the proposed development is considered subservient to the existing dwelling and acceptable in accordance with policy H9 of the Reading Borough Local Plan. The proposed first floor side extension, while visible from the street scene, has been set back and is not considered harmful to the character and appearance of the surrounding area. The materials proposed for the first floor side extension and hip-to-gable roof conversion have been specified to match the existing dwelling on the application form.

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 due to the nature of the proposed development.

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*

As explained previously; it is acknowledged that the design of the ground floor extension submitted under application 151100 was amended due to officer concerns that the extensions would appear overbearing to the residents of 7 Grasmere Avenue. The existing extensions are set further from the boundary to number 7 when compared to the plans approved under application 151100, whilst the added depth to the rear extension of 0.3m is not considered harmful to the living conditions at number 7. Therefore, the existing ground floor extensions as a whole are not considered harmful to the living conditions at number 7.

The proposed development is not considered to have a significantly detrimental impact on the living conditions at 7 Grasmere Avenue. The size, scale and location of the proposed development is considered to have minimal impact on the living conditions at 7 Grasmere Avenue. It is considered necessary, however, to condition any approval of this application to require planning permission for the insertion of any openings to the proposed side elevation of the proposed first floor side extension. This is to prevent harmful overlooking to number 7 and avoid any harmful loss of privacy to neighbours.

With regard to the impact of the proposal to 11 Grasmere Avenue, it is also not considered that the proposed development would harm the living conditions at this property. The proposed development would be largely obscured from number 11 by the existing main house at number 9. The proposed development is considered not to harm number 11 with regards to any loss of light, overbearing development or any other criteria under policy CC8 of the Reading Borough Local Plan. The existing ground floor extensions are not considered harmful to the living conditions at number 11.

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 9 to the current and future occupants.

Overall, the proposed first floor side extension is not considered to 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 rear extension under

permitted development. This is to safeguard the amenities of 7 Grasmere Avenue 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. This is due to the nature of the proposed development.

7.4 Air Quality

This proposal has been considered against Reading Borough Local Plan policy EN15, as the proposal site is within an Air Quality Management Area (AQMA). As demonstrated in the policy, this proposal does not meet the requirements for an Air Quality Assessment (AQA) and is considered not enough of a detrimental impact air quality to warrant such an assessment due to the size and scale of the proposal.

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 Plan - 2021-1013-203 Rev A
Received on 04/06/2021

- Proposed - 2021-1013 102 E
Received on 24/09/2021

- Existing & Proposed Block Plans - 2021-1013-202 Rev C
Received on 06/10/2021

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 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 side elevation of the first floor side extension 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.

11. INFORMATIVES

Standard Informatives