

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 210764/HOU

Address: 1 Valentine Crescent

Applicant: Mr & Mrs K. Webster

Proposal: Two storey side and rear extension

Target date: 14/07/21

Case officer: Connie Davis

Site Description and Surrounding Area:

The application site contains a semi-detached property located on the south-western side of Valentine Crescent. The property is finished in brick at ground floor level and render at first floor level.

The application building is not listed, nor is it located in a conservation area.

Proposal:

Planning permission is sought for a two-storey side and rear extension that would measure 4.4m in width, 7m in depth, eaves height of 4.1m and a maximum height of 6.8m. It would be set back from the front elevation of the main house by approx. 0.4m and set down from the ridge by 0.5m. It would have a small pitch above the first floor front facing window.

An existing side fence is to be removed to make way for the extension. Parking provision and existing hedges on site remain unaltered.

Materials are proposed to match the main dwelling.

Plans Considered:

01 - Location Plan

03 - Existing Plan and Elevations

02 - Block Plan

Received 14th May 2021

05 Rev A - Proposed Site Plan

04 Rev B - Proposed Plan and Elevations

Received 8th July 2021

Relevant Planning History:

None.

Consultation Responses:

Internal Consultation

None.

External Consultation

The following addresses were formally consulted via letter on 24/05/21:

3 Valentine Crescent
38, 40 Chiltern Road

In addition, the agent emailed the case officer to advise a site notice was displayed at the site on 25th May 2021.

No representations have been received.

Discussions with applicant/ agent

Revised plans were obtained showing the extension having a ground floor front facing window and reducing the maximum height of the extension so it would be set down from the ridge of the main house to aid subservience.

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.

Relevant Planning Policy and Guidance

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

National Planning Policy Framework (2019);
National Planning Policy Guidance;

Local - Reading Borough Local Plan (2019)

CC7 Design and the Public Realm
CC8 Safeguarding Amenity
H9 House Extensions and Ancillary Accommodation
H10 Private and Communal Outdoor Space
TR3 Traffic, Access and Highway-Related Matters

Other Documentation

Supplementary Planning Guidance - A Design Guide to House Extensions (2021)

Appraisal Checklist

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; **NO, whilst acknowledged the extension is fairly wide (over half the width of the main house), the extension is considered suitably set back and set down so as not to appear an excessively dominant proposal. The proposed hipped roof form is considered acceptable and consistent with the main house in terms of design.**
 - Reduce the amount of usable amenity space for the property to an unacceptable degree; **NO, adequate amenity space would still be retained.**
 - Require the loss of trees in the garden or put significant trees at risk; **NO**
- B. 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;
- & C. Does not present an overbearing impact on neighbours or 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, the site does not have a direct adjacent neighbour to the south-west on Valentine Crescent. The closest neighbour on 38 Chiltern Road is considered to be a sufficient distance away from the proposal. In addition, due to the orientation and positioning of the plots in relation to one another, the extension would not be considered to reduce light to this neighbour.**

The extension would not protrude past the rear elevation of the main house and so would not be considered to impact the adjoining neighbour, no. 3 Valentine Crescent.

- Invade the privacy of neighbouring properties through overlooking from windows or balconies; **NO, due to the limited amenity space and proximity of the rear boundary to neighbouring properties, first floor windows have been sensitively located on the side elevation of the property to minimise overlooking. The windows would face onto the side amenity space of the host dwelling, with some potential views onto the side garden of no. 38**

Chiltern Road. However, it is not considered this would result in a substantial loss of privacy due to the positioning of the application site and direct views considered to be focused on the very front of the neighbouring garden (which is viewable to the street), rather than private rear amenity space. An indicative sight line from the one first floor side window of the extension is below demonstrating this:



- Detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **NO**, whilst Valentine Crescent does not display any examples of two storey side extensions and properties are generally similar in terms of their form and scale, neighbouring properties are of various materials and finishes which provides some variety in the street scene. As such, the proposed extension, whilst a somewhat anomaly, would not be considered to detract from the appearance of the street given the absence of complete property uniformity in the road.
 - Detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **NO**, materials are proposed to match the host dwelling.
- D. Does not result in a loss of biodiversity within garden - **NO**
- E. Ancillary accommodation, such as granny annexes, will be acceptable where it would not be capable of operating as a separate dwelling which could be let or sold separately - **NO**

CC8: states: Development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for 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**

- Harm to outlook; **No**
- Noise and disturbance; **No**
- Artificial lighting; **No**
- Vibration; **No**
- Dust and fumes; **No**
- Smell; **No**
- Crime and safety; **No** or
- Wind, where the proposals involve new development of more than 8 storeys - **N/A.**

Conclusion

The proposed development would not be harmful to the character or appearance of the site or its surroundings and would not have a detrimental impact on the original building or neighbouring properties. As such the proposed works are considered to be in accordance with CC7 (Design and the Public Realm), CC8 (Safeguarding Amenity) and H9 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) along with the Councils Supplementary Planning Guidance A Design Guide to House Extensions (2021).

RECOMMENDATION: GRANT PERMISSION

Conditions

1. TL1 - 3 year time limit.
2. Approved plans
3. Materials to match

Informatives

1. Building Control
2. Construction & Demolition
3. Terms
4. Encroachment
5. Positive and Proactive