

DELEGATED HOUSEHOLDER APPLICATION REPORT

App Ref: 211099/HOU

Address: 11a Carnarvon Road, Reading

Proposal: Second floor addition to accommodate extra rooms, 2 storey part side extension and a porch

Case Officer: Connie Davis

Target Decision date: 27/08/21

SITE DESCRIPTION AND SURROUNDING AREA

11a Carnarvon Road is a semi-detached property located on the northern side of the road. When compared with other properties in the street, 11a appears to have one of the lower roof heights.

The surrounding area is residential with properties of various scales and designs.

The site is not Listed, nor in a Conservation Area.

PROPOSAL

The existing property is 1.5 storey in height with a single storey side extension. The proposed development would see the erection of an additional storey over the existing 1.5 storey element of the property. It would increase the height of the dwelling by approx. 1.5m and would extend the depth of the dwelling.

To the side, an extension is proposed over the single storey side element. It would be set back from the front elevation by 1m and set down by approx. 4m.

In addition, alterations to the front porch are proposed. The front door to the property would be shifted to the east with a new pitched roof above. Whilst the porch would extend forwards, it would still be set back from the principle elevation by 1m.

Materials are to match the existing property.

PLANS/ DOCUMENTS CONSIDERED

P1236-01 - Location & Block Plan

P1236-02 - Existing Plans and Elevations

Application Form

Received 2nd July 2021

P1236A-03 - Proposed Plans and Elevations

Received 24th August 2021

CONSULTATIONS

Internal consultation

Transport - No objections

External consultation

The following addresses were formally consulted via letter on 15/07/21:

Flats 1-5, 11 Carnarvon Road
13 Carnarvon Road
38 Granby Gardens
40 Granby Gardens
42 Granby Gardens

In addition, a site notice was displayed between 19/07/21 - 09/08/21.

No representations have been received.

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 policies in 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 current development plan is:

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
EN12 - Biodiversity and the Green Network

SPG/SPD

A Design Guide to House Extensions SPG (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, The existing property is considered visually subservient to No.11 and the proposed scheme would allow these two properties to become more even in height and therefore will not be considered to over dominate. The roof form of the extensions is of the same design as the matching house. The general scale of the**

extensions are considered acceptable with the side extension appearing a suitably subservient addition due to its set back and set down.

- 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**, whilst no. 13 has 5 side windows facing the application site, there would be a separation distance of 6.4m between the properties. The extension would bring built form closer to the windows and would extend a modest 2m along the boundary with this neighbour. However, it is considered that the separation distance, also bearing in mind the current site arrangement (ie. the windows already face on to built form), would not result in a substantial level of additional harm for the neighbour in terms of loss of light and overbearing impacts.

The extension would not go past the established rear building line on the boundary with no. 11. As such, the extension would be considered to have minimal impact to this neighbour. A separation distance of 14m will also remain between the site and properties backing onto the site in Granbury Gardens. It is considered that this separation distance would enable neighbouring properties to retain access to light.

- Invade the privacy of neighbouring properties through overlooking from windows or balconies; **NO**, no side windows are proposed other than 4 velux windows which do not raise concerns regarding overlooking due to their positioning in the roof scape. A condition preventing any further side windows being installed without separate planning permission from the Local Planning Authority will be included in the interests of neighbouring amenity and to prevent windows facing directly onto each other, compromising privacy. Given the separation distance of 14m between the site and properties in Granby Gardens, it is considered that these neighbours would not be subject to a loss of privacy to a degree that would warrant refusal of the proposal.
- Detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **NO**, given surrounding properties are greater in terms of height, the extensions, due to their suitable design are considered acceptable in terms of the character of neighbouring properties. The porch is considered a suitable design with a pitched roof mirroring that of the main house. There are also examples of pitched roof porches in the vicinity.
- Detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **NO**, the materials of the proposed extension will match those

of the existing dwelling, which is considered to be acceptable, and will not have a detrimental impact upon the surrounding area, the original dwelling or the street scene.

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
4. No additional side windows

Informatives

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

