

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Thames

App Ref: 210099/HOU

Address: 21 Derby Road, Caversham, Reading, RG4 5HE

Proposals: Two storey side, rear and front extensions, roof extension, front and rear dormers together with the associated internal alterations (Amended Description).

Case Officer: Mr David Brett

Applicant: Mr T Stephens

Date received (valid from): 19/01/2021

Target Decision date: 17/06/2021, agreed extended decision date from 16/03/2021

1. INTRODUCTION

The proposal site a large bungalow located on Derby Road, Caversham. The surrounding area is considered predominantly residential with a mix of dwelling sizes and designs to the north and south sides of Derby Road.



1. Front of 21 Derby Road. Photo taken on 08/03/2021.



2. Front of 21 Derby Road. Photo taken on 08/03/2021.

An unaccompanied site visit for this application was performed on 08/03/2021 with site photos taken from the highway. These photos were used for the purpose of determining this application.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks a two storey side, rear and front extensions, roof extension, front and rear dormers together with the associated internal alterations. The proposed development originally included a detached garage/carport to the front of the property. The proposed garage/carport removed from the application by the applicant having been advised that the proposed garage would not be supported by officers.

Plans considered:

- Existing Site Plan - 34820-01
- Existing Ground Floor Plan - 34820-02
- Existing Roof Plan - 34820-03
- Existing Front & Side Elevations - 34820-04
- Existing Rear & Side Elevations - 34820-05
- ~~- Proposed Site Plan - 34820-06~~
- Proposed Ground Floor Plan - 34820-07
- Proposed First Floor Plan - 34820-08
- Proposed Roof Plan - 34820-09
- Proposed Front & Side Elevations - 34820-10

- Proposed Rear & Side Elevations - 34820-11
- ~~- Detached Carport/Garage - 34820-12~~
- Proposed 3D Views (Option 1) - 34820-13
- ~~- Block and Location Plans - 34820-14~~

Received on 19/01/2021

- Proposed Site Plan - 34820-06 Rev A
- Location and Block Plan - 34820-14 Rev A
- Proposed Demolition Plan (Ground Floor) - 34820-15
- Proposed Demolition Plan (Roof) - 34820-16
- Existing and Proposed Street Scene - 34820-17
- Floor Calculations - 34820-18
- Tree Protection Plan - 34820-19

Received on 01/04/2021

- Preliminary Ecological Appraisal (Bats) at 21 Caversham Road, Caversham - SPH/ET/PEA-21/14.05

Received on 28/05/2021

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

19 Derby Road, Caversham, Reading, RG4 5HE - No response received.

20 Derby Road, Caversham, Reading, RG4 5EY - No response received.

23 Derby Road, Caversham, Reading, RG4 5HE - Response received on 15/02/2021

- I have no objections to raise but a couple of observations.
- I don't feel the proposed two storey garage is in keeping with the existing street scene and is well in front of the determined street building line.
- Concerned about the loss of light/sunshine to the side of my property that will be affected by the extensions to the existing building, but recognise that the general roof design of the plans is sympathetic to our bungalow.
- Generally, I think the plans are futuristic and it will be good to have an ultra modern development in Derby Road. Our end of the road is a real mix of house design and I don't feel it will be detrimental at all.

The Old Forge, The Green - Response received on 09/03/2021

- The first floor rooflights overlook the neighbours garden and front living room area removing amenity space and privacy on both sides.
- The impact of the building would remove the open aspect of the front gardens along the street and set a precedent for others to do the same.
- The building would be located in front of the building line and contrary to the deeds of the house.
- On previous planning applications along Derby Road RBC have taken the decisions to decline buildings in front of the building line.
- It would be alien to the character and appearance of the existing street scene.
- The close proximity of the foundations to the TPO lime tree are likely to be an issue to its location.

Reading Borough Council, Trees - Response received on 09/02/2021

- With regards to natural environment principles there is no objection to this application. If permission is granted for this application, protection of all retained trees within 15m of development prone to harm due to site access and development related activity must be secured via condition.

Reading Borough Council, Trees - Updated response received on 14/04/2021 upon review of Tree Protection Plan

- The plan shows the protective fencing specifications but not those of ground protection. As the RPA area that benefits from ground protection is of significant area, it is important to accurately design the protection measures for best results.
- Condition is still necessary.

Reading Borough Council, Transport - Response received on 10/02/2021

- The proposed extensions are all ancillary to the main dwelling; the dimensions of the proposed garage and car port do not comply with those stated in the Council's current Parking Standards and Design Guidance SPD, however given that this is additional parking provision, it can be deemed acceptable in this instance.
- There are no Transport objections to this application.

Reading Borough Council, Ecology - Response received on 26/04/2021

- The site may host roosting bats and to confirm whether this is the case, and if so how bats will be affected by the proposals, a bat survey will need to be carried out. The survey will need to be carried out prior to determination of the application or the application would need to be refused on the grounds that insufficient evidence had been provided to determine the likely impacts of the proposals on bats (which are a protected species and a material consideration in the planning process).

Reading Borough Council, Ecology - Updated response received on 01/06/2021 upon review of bat survey.

- The bat survey has been undertaken to an appropriate standard and concludes that the risk of bats being affected by the proposals is minimal. There are therefore no objections to this application on ecology grounds.

One anonymous objection was received on 10/02/2021 raising the following concerns:

- The proposed extensions are too modern to fit in between the surrounding Victorian properties.
- Objection to proposed detached garage forward of the building line.

A site notice was displayed from Monday 15th February 2021, expiring on Monday 8th March 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

EN12 Biodiversity and The Green Network

EN14 Trees, Hedges and Woodland
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)
Planning Obligations under Section 106 SPD (Adopted April 2015)
Revised Parking Standards and Design SPD (2011)

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 proposed development seeks an upward extension of the bungalow. The proposed development seeks to increase the footprint of the main house at ground floor level, with the creation of a large open plan kitchen, living room and dining room to the rear, a play room, reception room, garage, office, utility room, entrance hall and bathroom.

At first floor level, a significant extension is proposed to serve five large bedrooms, a bathroom, a sauna, and three ensuite bathrooms. As stated in section 2 of this report; the proposed garage/carport has been removed from the application by the applicant having been advised that the proposed garage would not be supported by officers.

The proposed development is acknowledged to significantly alter the character, appearance and scale of the existing bungalow. Essentially, the existing bungalow will be transformed into a two-storey detached dwelling with a differing character and appearance from existing. Despite the drastic change in size, scale and appearance proposed to the existing dwelling, the proposed increase is considered appropriate given varying the character, appearance and scales of existing dwellings within the surrounding area. In short, the proposed size, scale and character proposed is not considered harmful to the street scene, nor the wider character of the surrounding area, which includes a variety of building types, sizes and styles. The proposed development would add to and complement this variety in the local area.

The proposed development would not appear alien among the street scene along Derby Road. The ridge height proposed would be lower than neighbouring dwellings 19 and 23 Derby Road, as demonstrated on the existing and proposed street scene elevations submitted during the course of the application. From the highway, the main house at number 21 would not appear overly dissimilar in size and scale to the main house at number 23.

The proposed extensions are considered to have been sensitively designed, seeking to respect the size and scale of nearby existing buildings. The materials used have been specified as white render and red facing brick for the walls, dark grey slate roof tiles, with grey uPVC windows and doors. Whilst more contemporary in nature to a number of nearby properties, there are already more modern development to the south-west of the site (see below) and this further addition will add to the overall variety. The materials specified are considered to be of a suitable quality in themselves and therefore acceptable and suitable based on the scale of the works proposed to the main house.



1 to 4 Derby Villas, Derby Road



8a to 18 Derby Road



19 and 21 Derby Road



1-4 Moss Close

3. Examples of the varying dwelling styles along Derby Road and Moss Close. Photos taken on 08/03/2021.

Overall, the proposed development is considered to sufficiently respect the varying character and appearance of Derby Road and the surrounding area. It is acknowledged that the scale of the proposed development is significant, the proposed extensions are considered sensitively designed and to respect the character and appearance of the surrounding area. Therefore, the proposed development is considered in accordance with policy H9 of the Reading Borough Local Plan.

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 to the point of refusal for this application.

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 (amongst other matters):

- *Privacy and overlooking*
- *Access to sunlight and daylight*
- *Visual dominance and overbearing effects of a development*
- *Harm to outlook*

It is considered that the proposed development would not result in a harmful loss of light to windows to the rear of 19 and 23 Derby Road.

The windows to the side elevations of 19 and 23 Derby Road are considered not be detrimentally impacted in terms of a harmful loss of light caused by the proposal. The windows to the ground floor side elevations of 23 Derby Road already have reduced access to light due to its position in relation to the boundary fence. The proposed first floor side elevation at 21 Derby Road is set sufficiently from the existing side elevations at 19 by 11.6m, and while the proposed first floor side elevation is also set sufficiently from the existing side elevation at 23 Derby Road by 3m. The proposed pitched roof is also considered to allow for appropriate levels of light to existing side facing windows at 19 and 23 Derby Road. There is not considered to be a significantly harmful loss of light to side facing windows at the first floor of 19 Derby Road, there are not any first-floor side facing windows at 23 Derby Road.

Three side facing windows are proposed to the first floor of 21 Derby Road; two facing the side of 19 Derby Road, one facing the side of 23 Derby Road. All three windows serve en-suite bathrooms. It is considered appropriate to condition any approval of this application to maintain these windows as obscure glazed to avoid harmful overlooking to neighbouring properties. Another condition will also be included to restrict the addition of further openings to the proposed first floor side elevations unless approved the Local Planning Authority; this is also to avoid harmful overlooking to neighbouring properties.

It is noted that side facing roof lights are proposed to the roof slope serving the living room to the rear of 21 Derby Road. It is not considered that these roof lights would present harmful overlooking to neighbouring properties 19 and 23 Derby Road, as the base of the roof lights is 3m from the finished floor level. Four rooflights are also proposed to the first floor serving bedroom 1, the landing and a storage room. It is not considered that the first floor rooflights would present opportunities of harmful overlooking to 19 Derby Road due to the height of the proposed roof lights and distance from 19 Derby Road.

The significant depth of the front and rear amenity spaces means that no other nearby occupier (e.g. those on Moss Close) would be significantly harmed by the proposed works. For existing and future occupiers of the proposed dwelling, the proposals would improve the standard of accommodation at the site.

Overall, the proposed development is not considered to harm the living conditions to neighbouring properties or the surrounding area. The proposed extensions are considered to have been sensitively designed as not to appear overbearing to neighbouring residents, subject to the conditions referenced above. Therefore, the proposed development is considered in accordance with policies H9 and 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.

7.4 Ecology

Due to the works proposed to the roof space of 21 Derby Road (as demonstrated within the demolition plans submitted during the course of the application), it was considered necessary to consult Reading Borough Council Ecology regarding the likelihood that the proposed development would harm protected species. It was recommended that a bat survey be carried out prior to determination of this application.

At bat survey was undertaken to support this application. The Reading Borough Council Ecology Consultant concluded that the survey had been undertaken to an appropriate standard and concludes that the risk of bats being affected by the proposals is minimal (as per section 4 above). There are therefore no objections to this application on ecology grounds. The proposed development is therefore considered in accordance with policy EN12 of the Reading Borough Local Plan.

7.5 Trees

As per section 4 above, the Natural Environment officer concluded that there are no objections to this application in principle, however, further information is required to determine the impact of the proposed development on nearby non-designated trees. A Tree Protection Plan (34820-19) was submitted to support this application, however, the plan did not demonstrate the dimensions or species of existing trees on site or the specifications for the proposed ground protection.

The agent was made aware of the additional information required to satisfy natural environment concerns. In this instance the agent agreed to a pre-commencement condition (in line with section 100ZA(5) and the Town and Country Planning (Pre-commencement Conditions) Regulations 2018) for an Arboricultural Method Statement and full Tree Protection Plan to be submitted and approved prior to development on site. This is 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.

7.6 Transport

No alterations are proposed to the existing access. Reading Borough Council Transport (as per section 4 above) have stated that despite the proposed garage not conforming to space requirements there are no objections to this application. In accordance with the Revised Parking Standards and Design SPD (2011), it is considered that there is sufficient on-site vehicle parking for dwelling of four or more bedrooms. Therefore, the proposed development is considered in accordance with policies TR3 and TR5 of the Reading Borough Local Plan.

It is acknowledged that the proposed development will involve a range of works being carried out at the site. The size of the front amenity space means that there is likely to be sufficient space for the activities to take place without impacting on the use of the highway (also noting that Derby Road is a private road). In the circumstances it is not considered to be a necessity for a demolition and construction method statement to be secured via condition.

7.7 CIL

The proposal includes the addition of more than 100sqm of new floor space and so would be CIL liable. Plan 'Floor Calculations - 34820-18' states that floor area with less than 1.5m in height has not been taken into account within the calculations. The Reading Borough Council Infrastructure Monitoring Officer has confirmed that GIA under 1.5m is included in CIL calculations. Therefore, these areas have been included in the calculations below; hence these calculations are higher than those provided on plan 'Floor Calculations - 34820-18'.

	Existing (m ²)	Proposed (m ²)	Difference (m ²)
Ground Floor	160.34	182.4	+22.06
First Floor	0	159.15	+159.15
Total	160.34	341.55	+181.21

The standard informative is recommended to be included on the decision notice to advise the applicant of this separate process and requirement.

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:

Plans considered:

- Proposed Ground Floor Plan - 34820-07
- Proposed First Floor Plan - 34820-08
- Proposed Roof Plan - 34820-09
- Proposed Front & Side Elevations - 34820-10
- Proposed Rear & Side Elevations - 34820-11

Received on 19/01/2021

- Proposed Site Plan - 34820-06 Rev A
- Location and Block Plan - 34820-14 Rev A
- Proposed Demolition Plan (Ground Floor) - 34820-15
- Proposed Demolition Plan (Roof) - 34820-16
- Existing and Proposed Street Scene - 34820-17

Received on 01/04/2021

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.

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/or 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 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 elevations of the first floor extensions 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.

PD3: Obscure Glazing

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) the proposed first floor side facing windows shall be top openable above 1.7m as a minimum when measured from the floor level of the respective rooms, and glazed with obscure glass before occupation of the development hereby approved and shall be permanently maintained as such.

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.

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.

11. INFORMATIVES**Standard Informatives****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 CHARGEABLE. 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