

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 201854/HOU

Address: 75 Birdhill Avenue

Applicant: Mr Brian Millward

Proposal: Erection of double-story side extension and front porch

Agreed Target date: 09/09/21

Case officer: Connie Davis

Site Description and Surrounding Area:

The application site comprises a two-storey semi-detached dwelling, located at the end of a cul-de-sac. The dwelling benefits from a rear conservatory and a garage adjoining the side elevation. The surrounding area is predominantly residential.

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

Proposal:

Planning permission is sought for a two-storey side extension and new front porch. The side extension would measure a width of approx. 3m and extend to a depth of 7.7m. It would be set down from the ridge by 2.1m. It would have a hipped roof.

The front extension/ porch would have a depth of 2.3m, maximum height of 3.4m and would be set back from the front elevation by 0.5m. It would have a hipped roof.

Following revisions to the scheme, materials are proposed to match the main dwelling.

Plans/ Documents Considered:

V2c/53638/7266b - Parking Provision

Received 31st July 2021

ARCH-005 Rev no. 02 - Proposed Elevations

ARCH-006 Rev no. 02 - Proposed Elevations

Received 15th June 2021

Preliminary Roost Assessment Report prepared by Greenwood Environmental Ltd. Ref 1266 dated 22nd April 2021

BS 5837:2021 Arboricultural Impact Assessment Report prepared by Greenwood Environmental Ltd. Ref 1265 dated 28th May 2021

Received 10th June 2021

ARCH-003 - Existing Elevations

ARCH-004 - Existing Elevations

ARCH-007 - Roof Plans

V2c/536358/726621 - Location Plan

ARCH-001 - Existing Plans

ARCH-008 - Sections

ARCH-002 - Proposed Plans

V2c/536358/72662 - Block Plan

Application Form

Received 21st December 2020

Relevant Planning History:

None.

Consultation Responses:

Internal Consultation

Ecology - No objections

Natural Environment - No objections subject to compliance condition

Transport - No objections subject to pre-commencement condition

External Consultation

The following addresses were formally consulted via letter on 05/01/21:

53, 55, 74, 76, 92 Birdhill Avenue
53, 55 Cressingham Road

Received 15th June 2021

In addition, a site notice was sent to the agent for display on 05/01/21.

No representations have been received.

Discussions with applicant/ agent

The agent was contacted to discuss the proposed materials of the extension. It was considered these were not suitably in keeping with the main house and surrounding area, so these were modified to match the existing property. In addition, the agent was contacted to obtain further information following consultation responses from the Transport and Natural Environment departments.

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 (2021);
National Planning Policy Guidance;

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
EN12 Biodiversity and the Green Network
EN14 Trees, Hedges and Woodland

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, the proposed extensions are considered an acceptable design in relation to the main house, namely in terms of scale and roof design. The proposal is considered suitably subservient.**
 - 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, as confirmed by the Natural Environment Officer following the submission of suitable Arboricultural information. A condition will be attached ensuring the development is carried out in accordance with the submitted tree reports.**
- 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,**

No. 76

At its furthest point, the extensions would be 3.4m off the boundary with no. 76 Birdhill Avenue. Due to the orientation of the application site in relation to this neighbour, the extensions will not substantially surpass the established rear building line of the neighbouring property. No 76 does not appear to have first floor side facing windows that would experience a loss of light as a result of the proposal.

No. 74

Due to the separation distance of 5.1m between the extension and the boundary with no. 74, it is not considered that the proposal would result in a substantially harmful loss of light to this neighbouring property.



- Invade the privacy of neighbouring properties through overlooking from windows or balconies; **NO**, no side windows are proposed facing no. 76. At ground floor level, a set of doors are proposed facing no. 74. However, these are at ground floor level where boundary treatment screens views, coupled with the adequate separation distance as mentioned above. A condition will be attached preventing any side windows (on either side elevation) being installed without separate permission from the Local Planning Authority. This is to ensure that the private amenity space of nos. 74 and 76 is not compromised in terms of privacy. The new front facing window would not result in a loss of privacy to properties across Birdhill Avenue due to being set a substantial distance away.
 - Detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **NO**, whilst there are limited examples of two storey side extensions in the immediate vicinity, the proposal is considered an acceptable design to suitably integrate with the host dwelling. Properties in the vicinity have porches, and so this addition would not be considered detrimental to the street scene.
 - Detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **NO**, the revised scheme incorporates materials that are proposed to match the host dwelling (brick and tiles).
- 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.**

Transport Matters

The proposal involves the loss of the attached garage. As such, adequate parking provision is required to be provided to compensate the loss of the space. In accordance with the Council's parking standards, the site is required to provide 2 parking spaces. The site already accommodates one off-road parking space on the driveway. It is proposed to remove an area of grass in the front garden to provide the second space. This plan was reviewed by Transport Officers and deemed acceptable. However, Transport Officers also requested a pre-commencement condition relating to vehicle parking to be approved. Given that the parking layout is demonstrated, and had been reviewed, it was not considered the condition for further detail necessary in this instance. Instead the proposed parking provision plan will be secured (and will be required to be complied with) within the approved plans condition attached to the permission. As such, the proposal is considered in line with Policies TR3 and TR5 of the Reading Borough Local Plan (2019).

Natural Environment Matters

Trees

As discussed earlier in the report, following the submission of tree reports/ documentation, the proposal it has been demonstrated that the proposal would be acceptable in relation to nearby trees (all off-site). Whilst the AIA only includes a preliminary Arboricultural Method Statement, given the development in question (a householder submission), it is considered that the detail in this and protection shown on the Tree Protection Plan is sufficient. A condition will be attached securing compliance with these documents in accordance with Policy EN14 of the Reading Borough Local Plan (2019).

Ecology

A Preliminary Bat Roost Assessment (Greenwood Environmental Ltd, April 2021) was submitted. The report concluded that bats are unlikely to be affected by the proposals and there are no therefore objections from the Council's Ecologist to this application on

ecological grounds. The proposal is therefore deemed acceptable in relation to Policy EN12 of the Reading Borough Local Plan (2019).

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 (2003).

RECOMMENDATION: GRANT PERMISSION

Conditions

1. TL1 - 3 year time limit.
2. Approved plans
3. Materials to match
4. Protective measures, including fencing, ground protection, supervision and working procedures shall be carried out in accordance with the Arboricultural Report and Method Statement / Tree Protection Plan prepared Greenwood Environmental Ltd titled: BS 5837:2021 Arboricultural Impact Assessment Report, Ref 1265 dated 28th May 2021. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

REASON: In order to ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself in accordance with Policy EN14 of the Reading Borough Local Plan 2019

5. No side windows to be installed on either side elevation without separate planning permission

Informatives

1. Building Control
2. Construction & Demolition
3. Terms
4. Encroachment

5. 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.

6. Positive and Proactive