

DELEGATED APPLICATION REPORT

Application No: 210805HOU

Address: 39 College Road

Proposal: Enlargement of existing rear single storey extension with addition of first floor extension above, new/modified fenestration, new cladding, new rooflights and conversion of the loft including a new rear dormer

Case officer: Matt Burns

Site Description and Surrounding Area

The application relates to a red brick two-storey detached dwelling on the east side of College Road. The dwelling incorporates an existing single storey rear extension. College Road is a residential street consisting of both detached, semi-detached and terraced dwellings.

Proposal

Planning permission is sought for a small enlargement of the existing 8m long and 6.4m wide deep rear single storey extension. The existing rear extension incorporates angled rear bay window projection and it is proposed to infill the corners and square off the rear elevation of the extension. The overall depth of the extension would be enlarged.

The proposed first floor rear extension would be 8m in depth and 6.4m in width reflecting the footprint of the existing single storey extension. First and ground floor windows are proposed to the rear (east) and south flank elevation of the extension whilst roof lights are proposed to the north flank elevation roof plane of the extension. The exterior of the first-floor rear extension is would be finished in cedar cladding whilst it is also proposed to provide a white render finish to existing red brick single storey rear extension. The roof of the proposed first floor extension would be finished in slate to match the existing main roof of the house.

A single flat roof rear dormer is proposed to the rear plane of the existing roof of the house together with three front facing roof lights, two side facing roof lights to either side roof plane and a single rear facing roof light to facilitate the proposed conversion of the existing loft space to habitable accommodation.

An additional first floor window is also proposed to the north flank elevation of the existing house.

Plans Considered:

- 0102-GA-0001 P01 - Existing Location and Block Plans Existing and Proposed Site Plans
- 0102-GA-0002 P01 - Existing Floor & Roof Plans
- 0102-GA-0003 P01 - Existing Elevations

Received by the Local Planning Authority on 19th May 2021

- 0102-GA-0007 P02 - Proposed Elevations
- 0102-GA-0006 P02 - Proposed Loft & Roof Plans
- 0102-GA-0005 P03 - Proposed Floor Plans
- Windows Relative to 37 College Road

Received by the Local Planning Authority on 9th September 2021

Relevant Planning History:

87TP477 - Single storey rear extension - Granted

Consultation Responses:*Neighbour Consultation*

No.s 37 and 41 College Road, no. 24 Culver Road and no. 116 Wokingham Road were notified of the application by letter and a site notice was also displayed at the property.

Two letters of objection have been received raising the following concerns:

- Loss of light and infringement upon right to light to north elevation side facing and rear elevation windows of no. 41 College Road.
- Scale of the proposed first floor extension would restrict enjoyment of rear garden of no. 41 and receipt of light
- Scale and appearance of the extension is out of keeping with the character of the existing house and surrounding area
- Loss of light, overshadowing and overbearing impact to 6 windows to the south elevation of no. 37 College Road as a result of proximity and scale of the proposed first floor extension
- Overlooking and loss of privacy to rear garden of no. 37 from the proposed first floor rear bedroom window

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

The following local and national planning policy and guidance is relevant to this application:

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

EN12 (Biodiversity and The Green Network)

EN14 (Trees, Hedges and Woodlands)

H9 (House Extension and Ancillary Accommodation)

TR3 (Access, Traffic & Highway Related Matters)

TR5 (Car and Cycle Parking & Electric Vehicle Charging)

Supplementary Planning Guidance - A Design Guide to House Extensions

Appraisal

Design, impact on the host dwelling, character of the area and street scene

Policy CC7 Seeks that all development is of high-quality design and maintains and enhances the character and appearance of the area within which it is located. Policy H9 seeks that houses extensions should respect the character of the host dwelling, character and pattern of surrounding dwellings and the area in terms of scale, design and any important existing building line.

Whilst the proposed first floor rear extension is a sizeable addition to the dwelling this is not considered to be appear out of proportion with the scale of the existing dwelling which is a four-bedroom detached house with a good-sized rear garden area. The extension is also considered to retain appropriate level of subservience to the host dwelling with the ridge and eaves height of the extension set down in height below that of the main roof ridge and eaves level. In terms of impact on the wider area the first-floor rear extension would primarily be viewed from the rear of the site and it is evident that the majority of surrounding dwellings incorporate two storey rear projections, including that at the adjacent dwelling to the north (no. 37). The first-floor extension would project slightly (1m) beyond the north side elevation of the existing dwelling, as does the existing single store rear extension. However, this side projection would be set back 7.5m from the front elevation of the dwelling and given its modest projection and subservient form is not considered to appear readily prominent to views from the street to the front of the site.

The cedar cladding finish and window proportions proposed to the first-floor extension are more contemporary in appearance than that of the host red brick dwelling. Dwellings and extensions within the surrounding area are predominantly red brick but with some instances of rendered finishes. Notwithstanding this, it is considered that the materials proposed are of suitable quality and that together with the subservient form of the extension this would integrate satisfactorily with the existing dwelling and would not be detrimental to the character of the surrounding area. The slate roof of the proposed extension would match that of the existing main roof of the house. The proposed squaring-off of the rear bay window projection of the existing single storey rear extension and render finish to the existing brick single storey rear extension is considered a modest change which would not be detrimental to the character of the existing or its surroundings.

The proposed single rear dormer roof extension is modest in scale and would retain much of the existing rear roof plane and would be clad in slate to reflect the existing main roof. The proposed roof lights are also modest in scale. There is evidence of dormer projections and roof lights within the surrounding area and these elements of the proposals are considered to integrate satisfactorily with the existing house and its surroundings.

The proposals are considered to comply with Policies CC7 and H9.

Impact on neighbouring amenity

Policies CC8 and H9 seeks that proposals should not cause a significant detrimental impact to the living environment of existing or new residential properties.

The proposed extensions and alterations to the dwelling are not considered to result in any adverse impacts on neighbouring properties in terms of overlooking and privacy.

Whilst the proposed first floor rear window, rear dormer roof extension and roof lights would provide some views of neighbouring gardens this is not unlike other existing relationships nearby or those found in residential areas.

Windows facing directly towards no. 41 (to the south) are set 7.5m from the neighbouring boundary and are at ground floor level only. Side facing roof lights are proposed to the south elevation roof plane of the first-floor rear extension, but these are high level and as such would not provide for direct views.

There is a closer relationship with no. 39 to the north with the existing house and proposed extension set within 1 metre of the boundary where the neighbour does have facing windows and additional windows and roof lights are proposed to this elevation. Amended plans have been submitted which now show that new windows/rooflights to this elevation at first floor and loft space level would either be obscure glazed or high-level windows which is considered sufficient to prevent any overlooking or loss of privacy. The windows and roof lights would be secured as obscurely glazed by way of condition. A single new ground floor clear glazed kitchen window is proposed to this elevation but would be sited such that it would not create direct views of the neighbouring windows.

In terms of overbearing or loss of light impacts, the siting of the proposed first floor extension 7.5m from side boundary with no. 41 to the south is considered sufficient to prevent any undue overbearing or loss of light impacts to the neighbouring rear garden area. The extension would not breach a 45-degree line taken from the centre of any rear windows of no. 41 as described in the House Extensions SPD, whilst the separation from the closest side facing windows to the extension (11.5m) is considered sufficient to prevent any unacceptable loss of light to the neighbouring windows. The proposed extension would also be sited to the north of no. 41 such that sunlight overshadowing impacts of the extension would be limited.

No. 37 incorporates ground and first floor side windows facing the development however these serve non-habitable rooms (staircase, WC and bathroom) such that loss of light or overbearing is not considered material consideration. Furthermore, the siting of the existing house at no. 39 already impacts on these non-habitable windows. There are two front facing windows to no. 37 which serve habitable rooms (office at ground floor and bedroom at first floor). The proposed first floor extension would project 1.6m forward of these front facing windows to the south. This projection would not breach a 45-degree line from these front windows, albeit this test is generally only applied to rear facing windows. It is considered that the limited projection of first floor extension forward of these windows is such that there would not be an adverse overbearing impact on these windows which would retain outlook and daylight from views to the front of the site.

The rear projection of the first-floor rear extension would not project beyond a similar existing two storey rear element to no. 37 that is located close to the shared boundary such that there are not considered to be any overshadowing impacts to the rear garden area of this neighbouring dwelling.

The proposals are considered to comply with Policies CC8 and H9.

Natural Environment

Trees

There are existing trees located in the rear garden area which are to be retained and could potentially be impacted on by the construction works for the proposed rear extension. The Natural Environment Officer recommends that a condition is attached to the decision notice to secure submission and approval of a tree protection plan prior to the commencement of any development on site to ensure that measures are put in place to protect these trees from harm in accordance with Policy EN14 which seeks to ensure that the Boroughs vegetation cover is protected and extended.

Ecology

A bat survey report was also submitted with the application. This has been reviewed by the LPA's Ecological Adviser who is satisfied that the building is unlikely to host roosting bats and as such the proposals would not impact on protected species in accordance with Policy E12 which seeks to ensure that development proposals do not result in a net loss of on-site biodiversity.

Matters Raised in Representations

Right to light is a legal concern and civil matter between neighbours that is not a relevant consideration in the assessment of a planning application.

All other matters raised are addressed in the appraisal section of the report above.

Community Infrastructure Levy (CIL)

The proposal would not be liable for the Community Infrastructure Levy because the floor space of the proposed extensions and conversion works would not exceed 100m².

RECOMMENDATION:

GRANT planning permission subject to the following conditions:

1. TL1 - Time limit
2. AP1 - Approved plans
3. M3 - Materials as specified
4. PD3 - Obscure glazing
5. L7 - Tree Protection Plan to be approved

Informatives:

1. IF1 - Proactive
2. IF5 - Terms
3. IF6 - Building Control
4. IF7 - Complaints about Construction
5. IF8 - Encroachment

6. I11 - CIL

7. Trees - building foundations