

DELEGATED APPLICATION REPORT

Application No: 210215/HOU

Address: 7 Lea Close, Reading

Proposal: Two storey side extension

Case officer: Ethne Humphreys

Target Date: Originally 06/04/2021; EOT until 20/05/2021

Site Description and Surrounding Area:

The application property is a two storey semi-detached dwelling located on the north side of Lea Close, towards the end of the cul-de-sac. The surrounding area is predominantly residential and many of the properties within the area have been extended. There is an access road to the east of the site, to access garages and properties to the north/east.

Proposal:

This is an application for a two storey side extension following demolition of existing attached garage. The proposed materials would match those of the host dwelling.

It is also proposed to part block pave the front garden to accommodate an additional vehicle following the loss of the garage.

Plans Considered:

Drawing No: Existing and Proposed Plans and Elevations 01 Rev C

Received 6th May 2021

Relevant Planning History:

200490/HOU - Adding a utility room and downstairs toilet behind the garage (shortening the length of the garage) and then a bedroom on top. Withdrawn.

Consultation Responses:

None.

Neighbour letters were sent to adjoining properties at 3,6, 8 and 9 Lea Close and a site notice was put up 20th February. No neighbour letters of representation received.

Summary of discussions with applicant/agent:

The agent was advised to demonstrate that the property would retain an acceptable level of parking.

Whilst no formal pre-application advice was sought prior to the submission of this application, the applicant was advised under application 200490 that whilst the proposals were acceptable in principle, with no adverse impact on neighbours, that the design at the time was unacceptable. The application was subsequently withdrawn, and a more appropriate design put forward under this application.

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

H9: House Extensions and Ancillary Accommodation

H10: Private and Communal Outdoor Space

TR3: Access, Traffic & Highway Related Matters

TR5: Car and Cycle Parking & Electric Vehicle Charging

Supplementary Planning Guidance

A Design Guide to House Extensions (2021)

Revised Parking Standards and Design SPD (2011)

Appraisal

The main issues are considered to be:

- Design, impact on the host dwelling, character of the area and street scene
- Impact on neighbouring amenity

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.

Given that the proposals would utilise the footprint of the garage to be demolished, the overall increase in the actual footprint of the dwelling would not be unduly excessive. Indeed, the proposals would effectively ‘square off’ the rear of the dwelling. There would remain sufficient amenity space at the rear of the site and it is considered that this specific plot could accommodate the extension without resulting in a cramped appearance or overdevelopment of the plot.

The roof would be set down from the main roof ridge, reflecting the appearance and pitch of the existing roof and the extension would be set back from the main front elevation at first floor level. This is considered to result in a sufficiently subservient extension, with materials to match the host dwelling which is appropriate. Whilst the single storey flat roof element towards the front might be slightly contrived in appearance, this would be small scale and not so conspicuous to cause any unacceptable harm to the character of the dwelling or wider street scene.

Whilst visible from the highway to the east, and indeed would form part of the boundary, this is the same as the current situation, with the existing garage also forming part of the boundary. For the reasons given above, it is not considered to be so deep/bulky or overtly incongruous so as to result in any unacceptable visual or overbearing harm to users of the highway.

The proposals also seek to provide additional permeable hardstanding to the front garden area to provide an additional parking space. Hardstanding and parking to the front of dwelling is common within the street and therefore this is not considered out of keeping with surrounding character and noting that an area of grass is to be retained. It should be noted that the addition of permeable hardstanding could also be carried out using permitted development rights without the need for planning permission.

The proposal would accord with Policies CC7, H9 and H10.

Impact on neighbouring amenity

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

Given the position of the extension and significant distance to neighbouring properties, the proposals are not considered to result in any overbearing effects. No windows are proposed on the first floor east facing flank elevation and as such there would be no material loss of privacy to any neighbouring property; a condition will require that specific permission is required for this should a side elevation first floor window be desired in the future.

Owing to the flat roof element of the extension proposed, it is considered necessary to include a condition stipulating that the flat roof area shall not be used as a roof terrace, and any access out onto this area shall be for maintenance/means of escape purposes only. This is in order to prevent any detrimental impacts of overlooking and/or noise and disturbance of the neighbouring premises and users of the highway.

Therefore, in overall terms it is considered that the proposals comply with Policy CC8.

Other

The existing dwelling has 1 driveway parking space and a garage. In accordance with the Council's Parking and Design Standards SPD (2011) a 3 to 4 bedroom dwelling in this location is required to provide 2 off-street parking spaces. The proposals would result in loss of the garage but propose to provide an additional driveway parking space to the front of the house which is considered to accord with the SPD and Policy TR3 and TR5.

Conclusion

Having regard to the material considerations and all matters raised, the Local Planning Authority considers that the balance of considerations therefore weigh in favour of granting planning permission subject to conditions.

RECOMMENDATION: GRANT subject to conditions and informatives