

DELEGATED APPLICATION REPORT

Application No: 201830/HOU

Address: 8 Copperfields Caversham

Proposal: Part two, part single storey rear extension, loft conversion with rear dormer roof extensions and side extension to garage to connect to main house (amended description)

Case officer: Matt Burns

Site Description and Surrounding Area

The application relates to a two-storey detached dwelling location on the north side of Copperfields which is a residential cul de sac located off Albert Road. The dwelling is red brick with hipped pitched roof and incorporates a private rear garden area and detached double side garage, half of which belongs to number 13 Albert Road. Surrounding dwellings within the cul de sac are of similar character, being red brick detached properties.

Proposal

The application initially sought permission for a part two, part single storey side/rear extension, rear and side dormer roof extensions and a side extension to the garage to connect to the main house.

Amended plans were submitted during the course of the application which reduced the scale of the two-storey rear extension such that it does not project beyond the side elevation of the existing house and reduced the ridge height. The proposed side dormer roof extensions have also been removed from the plans.

Following submission of the revised plans the amended application description is 'Part two, part single storey rear extension, loft conversion with rear dormer roof extensions and side extension to garage to connect to main house'.

The proposed two storey rear extension would be 3.6m long and 5.9m wide a barn hip roof incorporating a roof space level of accommodation. The proposed single storey rear element would have a flat roof and would be 3.8 m long and 14m wide spanning the full width of the house and also projecting 1m beyond the existing north flank elevation of the house behind the existing detached side garage. Both the two storey and single storey elements would be finished in brick work to match the existing house. The single storey rear extension would incorporate a large roof lantern.

Two modestly scaled pitched roof rear dormer extensions are proposed whilst it is proposed to enlarge roof space of the existing roof by way of barn hip extension. The overall ridge height of the roof would remain the same.

A 1m wide side extension is also proposed to the existing detached side garage which would connect it to the main house. The extension would continue the existing pitched roof form of the garage.

Plans Considered:

Drawings ref.

- 20083.S.PP-08 (December 2020) - Location Plan

- 20083.S.PP-01 (August 2020) - Existing Ground Floor Plan
 - 20083.S.PP-02 (August 2020) - Existing First Floor Plan
 - 20083.S.PP-03 (August 2020) - Existing Elevations
 - 20083.B.PP-09 (December 2020) - Block Plan
- Received by the Local Planning Authority on 17th December 2021

- 20083.S.PP-06 (August 2021) - Proposed Second Floor Plan
 - 20083.S.PP-04 (August 2020) - Proposed Ground Floor Plan
 - 20083.S.PP-05 (August 2020) - Proposed First Floor Plan Draft 2
 - 20083.S.PP-07 (August 2021) - Proposed Elevations
 - 20083.B.PP-09 (August 2021) - Block plan
- Received by the Local Planning Authority on 10th September 2021

Relevant Planning History:

None.

Consultation Responses:

RBC Ecology Adviser - No objection.

Neighbour Consultation

No.s 11 and 13 Albert Road and 2 and 6 Copperfields were notified of the application and submission of amended plans by letter and a site notice was also displayed at the property.

Four letters of objection were received in relation to the initially proposed plans raising the following concerns:

- Loss of privacy, overlooking and overbearing impact from the proposed roof enlargement and second floor accommodation to the proposed rear extension as a result of the level of glazing proposed to both rear and side elevations
- Loss of privacy and overlooking from the proposed second floor level rear balcony
- Reflections and glare from the amount of high-level glazing proposed which could also be a fire hazard
- The proposed roof extensions, including flat roof rear dormers, and proposed side and rear extensions are excessive in scale incorporate excessive glazing, are not subservient and would appear dominant and out of character with the host and surrounding dwellings and out of keeping with the area
- The proposed roof extension would obstruct the chimney cap and impact on air flow and ventilation potentially resulting in noxious gases not dispersing properly from the areas around surrounding houses.
- Misleading visuals submitted with the application which do not accurately shown neighbouring properties.

The above neighbours were re notified of the amended plans. Only one additional letter was received which now supports the proposals as a result of the amendments.

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)

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.

The proposed roof conversion would alter the existing main roof from hipped to a barn hipped roof. Whilst this would increase the general bulk of the roof there are a range of roof styles within the cul de sac including barn hipped roofs at no.s 6 and 27 Copperfields and the ridge height of the roof would not be changed. As such the proposed altered roof form is considered to integrate satisfactorily with the character of the surrounding area.

The two proposed rear dormer roof extensions are modest in scale such that much of the existing rear roof plane would be retained and would be sympathetically designed with gable pitched roofs. The proposed two storey rear extension is considered to appear proportionate in scale to that of the existing house. The extension would also retain an appropriate level of subservience and integrate satisfactorily with the host dwelling with ridge height set down below that of the main roof and its barn hip roof form and brick work and roof tiles to match existing. The two-storey rear extension and dormers would only be visible from the rear of the site and garden of surrounding properties and their design and scale is considered in keeping with nearby character such that they are not considered detrimental to surrounding visual amenity.

Whilst the proposed single storey flat roof rear extension element is a sizeable addition in terms of its width this is also not considered to appear out of proportion with the scale of the existing dwelling which is a four-bedroom detached house. The extension would be finished in brickwork to match existing and roof lantern to the southern side of the extension. The rear extension would not be readily visible from outside the site nor would it at, single storey level, be harmful to the character of the area. A substantial rear garden area would be maintained.

The majority of dwellings within the cul de sac incorporates attached garages and the proposed modest side extension to the existing detached garage to link to the main house is considered reflective of surrounding character.

An enlarged first floor front window is also proposed to an existing front gable feature. The change proposed is to the window only and the scale of the front gable feature would remain as existing. It is not considered that the scale and appearance of the window appears out of proportion with this existing front gable feature and would integrate satisfactorily with the appearance of the existing dwelling.

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 second floor rear windows to the two-storey extension and dormer roof extensions would provide some views of neighbouring gardens this is not unlike other existing relationships nearby or those found in residential areas. No additional side facing windows are proposed. The enlarged first floor front gable window would overlook to the road to the front of the site and is not considered harmful to neighbouring amenity.

The proposed two storey and single storey rear extension would respect a 45-degree line from the closest rear window of no. 6 Copperfields to the south such that no undue loss of light or overbearing impact is considered to result to this neighbouring property. There is no neighbouring dwelling directly to the opposite flank elevation (north) where the existing detached double garage block is located. There is sufficient separation to the dwellings to the rear on Albert Road to prevent any loss of light, overbearing or privacy issues.

Half of the detached garage belongs to no. 13 Albert Road. The small extension to link the garage block to application property would not impact on access or functionality of the garage for no.13.

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

Natural Environment

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.

Other

There would be no impact on parking provision at the site which would remain the same as existing. The garage would remain available for vehicle parking.

Matters Raised in Representations

The majority of issues raised are considered to have been addressed following submission of the amended plans. Notably the amended barn hip roof form would no longer interfere with the chimney top whilst the level of glazing to the rear elevation has been significantly reduced.

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

Community Infrastructure Levy (CIL)

The proposal would be liable for the Community Infrastructure Levy because the floor space of the proposed extensions exceed 100m² unless the Applicant qualifies for residential extension relief.

RECOMMENDATION:

GRANT planning permission subject to the following conditions:

1. TL1 - Time limit
2. AP1 - Approved plans
3. M1 - Materials to match

Informatives:

1. IF1 - Proactive
2. IF5 - Terms
3. IF6 - Building Control
4. IF7 - Complaints about Construction
5. IF8 - Encroachment
6. I11 - CIL