

DELEGATED HOUSEHOLDER APPLICATION REPORT

App Ref: 201626/HOU

Address: 11a Carnarvon Road, Reading

Proposals: Proposed Second floor addition to accommodate extra rooms.

Case Officer: James Overall

Date received (valid from): 16 November 2020

Target Decision date: 11 January 2021

SITE CONTEXT

11a Carnarvon Road is a semi-detached property located on the northern side of the road. When compared with other properties in the street, 11a appears to have one of the lower roof heights; and is overly dominated by the adjoining neighbour.

PROPOSAL AND SUPPORTING INFORMATION

The current property is 1.5 storeys in height with a single storey side extension. The proposed development would see the erection of an additional storey over the existing 1.5 storey element of the property. This additional storey will provide an additional bedroom, and whilst there will be two bedrooms on the proposed storey, the property will only have a net gain of one bedroom, as one of the bedrooms on the existing upper floor will be removed to allow one of the existing bedrooms to gain additional floorspace. The plans considered are;

Drawing Number P1177-01 - Location and Block Plan

Drawing Number P1177-02 - Existing Floor Plans & Elevations

Drawing Number P1177-03 - Proposed Floor Plans & Elevations

As received 17th November 2020

CONSULTATIONS

The following addresses were consulted by letter on 18th November 2020.

Flats 1-5, 11 Carnarvon Road

13 Carnarvon Road

38 Granby Gardens

40 Granby Gardens

42 Granby Gardens

No letters of representation have been received, and the 21 day expiry period ended on 9th December 2020.

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 policies in 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 current development plan is:

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

H9 (House Extensions and Ancillary Accommodation)

EN12 (Biodiversity and the Green Network)

SPG/SPD

A Design Guide to House Extensions SPG

Assessment



The red lines overlaid on the above photograph display an approximate indication of where the newly proposed ridge line would sit.

The existing property is considered visually subservient No.11 and the proposed scheme would allow these two properties to become more even in height. The proposed ridge height will remain lower than the neighbouring property, and therefore will not over dominate.

The materials of the proposed extension will match those of the existing dwelling, which is considered to be acceptable, and will not have a detrimental impact upon the surrounding area, the original dwelling or the street scene.

The additional storey will not encroach any closer to either adjoining neighbour. It is considered that there is sufficient space between the proposed development and the side wall of No.13 to prevent detrimental overshadowing from occurring. In addition to this, the distance is sufficient to prevent detrimental harm with regard to outlook.

The proposed development will see the addition of new side facing windows. Three of these are Velux rooflights, and do not raise concerns regarding overlooking, however the landing window at the top of the stairs will look towards the side of No.13 which has two windows, which open. It is recommended that a condition is attached to ensure that this new window is fitted with obscured glazing to prevent overlooking in accordance with Policy CC8 of the Local Plan (2019).

In conclusion, the proposed additional storey is within a scale and scope that avoids the creation of a sense of overbearing or result in any loss of light to either neighbouring properties or the dwelling itself. The character of the exterior of the proposed storey is considered to be similar to that of the original dwellinghouse. Further to this, given that the proposal sits over the top of the existing structure, the proposal would not result in the loss of any vegetation. As such, the development is not harmful to the character or appearance of the site or its surroundings and does not have a detrimental impact on the original building or neighbouring properties and does not harm biodiversity. As such the proposal is considered to accord with CC7 (Design and the Public Realm), CC8 (Safeguarding amenity) H8 (House Extensions and Ancillary Accommodation) and EN12 (Biodiversity and the Green Network) of the Reading Borough Local Plan (2019) and the Councils Supplementary Planning Guidance "A Design Guide to House Extensions" (2003).

RECOMMENDATION:

Grant

CONDITIONS:

1. Standard Time Limit
2. Approved Plans
3. Materials to match
4. Obscured glazing on the landing side facing window