

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 210517/HOU

Address: 13 Erleigh Road, Reading

Applicant: Mr Harjit Singh

Proposal: Householder application for ground and first floor side and rear extensions

Agreed Target date: 09/06/21

Case officer: Connie Davis

Site Description and Surrounding Area:

The application site contains a two storey detached dwellinghouse located on the northern side of Erleigh Road. The property is at an angle to adjacent neighbour to the east (no. 15) and set forward of properties to the west. Properties either side of the application site are three storey giving the site a smaller appearance from the street. It has a catslide roof to the front forming the porch to the property. The property is finished in brick with hanging tiles at first floor.

The site is not listed, but is within the Alexandra Road Conservation Area.

Proposal:

Planning permission is sought for a first floor side/ rear extension and a single storey rear extension.

The first floor side extension would facilitate a new bathroom and bedroom. It would extend to a depth of 10.5m, however just 2.7m of this would go beyond the existing first floor rear building line. It would have a pitched roof to form a double gable that would have the same maximum height as the existing roof.

The single storey rear extension would have a depth of 5m and would have a pitched roof with a maximum height of 3.9m and would include some steps to the rear garden due to being on a slope.

Materials are proposed to match the main house.

Plans Considered:

21/02/05 Rev A - Existing and Proposed Roof Plans

21/02/01 Rev A - Existing Plans

21/02/04 Rev A - Proposed Elevations

21/02/03 Rev A - Proposed Plans

21/02/06 Rev A - Site Section and 3D sketch

Received 2nd June 2021

21/02/02 - Existing Elevations

Planning Statement

Received 1st April 2021

Relevant Planning History:

960058 - Erection of self contained flat at the first floor - Application Refused

960566 - Erection of a three bedroomed flat - Application Refused

Consultation Responses:

Internal Consultation

Conservation Area Advisory Committee (CAAC) - No comments received.

External Consultation

The following addresses were formally consulted via letter on 19/04/21:

11, 15, 17 Erleigh Road
8, 10, 12, 14, 16 Denmark Road

In addition, a site notice was also displayed at the site between 20/04/21 - 11/05/21.

One response was received from the owner of no. 17 Erleigh Road who stated they had no objection to the proposal.

Discussions with applicant/ agent

The case officer contacted the agent to advise that the proposed rear extension (8m) was considered excessive in depth, particularly when considering the cumulative impact of the proposal by way of the extension at first floor level. As a result, the single storey rear extension was reduced to a depth of 5m which is considered the limit of acceptability. This involved the removal of the proposed conservatory.

Revised plans were also provided which remove all reference to an existing outbuilding. It was claimed in the applicant's supporting statement that this is being used as ancillary residential accommodation. However, there is no planning permission or Certificate of Lawfulness confirming that it is lawful in planning terms. To avoid inadvertently approving the outbuilding as part of this application, it was omitted in its entirety.

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;
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
EN3 Enhancement of Conservation Areas

Supplementary Planning Guidance - A Design Guide to House Extensions (2021)

Alexandra Road Conservation Area Appraisal (2005)

As per Policy EN3, Conservation Area Appraisals are a material consideration in the determination of planning applications.

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 first floor side extension would be set back from the front elevation of the main house by 6.5m and so would appear a subservient addition that would not dominate or detract from the appearance of the main house. The proposal, by way of its roof form, particularly gable roof at the rear and pitched roof above the front facing**

first floor window, are in keeping with the main house. Whilst the single storey extension surpasses the 4m guidance in the Council's Design Guide to House Extensions SPD, it is considered that due to the size of the plot, a slightly larger extension could be accommodated without it being considered disproportionate to the main dwelling.

- 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**
- 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, the neighbouring property to the west (no. 11) has 4 ground floor side windows that face onto the application site. The side elevation of the neighbouring property is not level, and so windows are a minimum of 2m off the boundary. The extension would not surpass all of the neighbouring ground floor windows, and due to the separation distance combined with the extension being single storey, it is not considered it would result in a substantial level of harm in terms of loss of light to this neighbour.**

There is considered sufficient distance between the site and no. 15 Erleigh Road so as not to conflict with neighbouring windows and result in a loss of light.

- Invade the privacy of neighbouring properties through overlooking from windows or balconies; **NO, two ground floor side facing windows are proposed, and one at first floor. Due to the site's relationship with adjacent neighbour no. 15 (ie. being at an angle) there would be a separation distance of approx. 17m. The side facing window would also face onto the existing outbuilding in the garden.**

As discussed above, an adequate separation distance between the site and no. 11 would be maintained and existing boundary treatment will also help screen views of from the window onto the neighbouring site.

The first floor side window would serve a bathroom (not considered a habitable space and would likely be obscure glazed). Nevertheless, like

the ground floor window on this elevation, would be located sufficient distance away from the neighbouring site so as not to result in overlooking or a loss of privacy.

- Detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **NO, the design of the extensions is considered to suitably integrate with the host dwelling. Only the side extension would be visible from the road but due to the substantial set back, and the property facing the highway at an angle, the impact on the street scene would be considered acceptable.**
 - Detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **NO, materials are proposed to match the host dwelling.**
- 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.**

Impact on the Alexandra Road Conservation Area

It is considered that the design of the proposal is suitably in keeping with the host property and character of the surrounding area by way of its design, finishes and materials. The proposal does not enhance or create any 'negative' features identified in the Alexandra Road Conservation Area appraisal. As such, the proposal is considered acceptable in relation to Policy EN3 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, neighbouring properties or Conservation Area. As such the proposed works are considered to be in accordance with CC7 (Design and the Public Realm), CC8 (Safeguarding Amenity), H9 (House Extensions and Ancillary Accommodation) and EN3 (Enhancement of Conservation Areas) of the Reading Borough Local Plan (2019) along with the Councils Supplementary Planning Guidance A Design Guide to House Extensions (2021).

RECOMMENDATION: GRANT PERMISSION

Conditions

1. TL1 - 3 year time limit.
2. Approved plans
3. Materials to match

Informatives

1. Building Control
2. Construction & Demolition
3. Terms
4. Encroachment
5. Positive and Proactive