

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Tilehurst

App Ref: 201744/HOU

Address: 49 Elmstone Drive, Tilehurst, Reading, RG31 5NS

Proposals: Demolition of existing garage and store. Single storey rear extension. New garden wall with access.

Case Officer: Mr David Brett

Applicant: Mr & Mrs M Gravenor

Date received (valid from): 07/12/2020

Target Decision date: 12/02/2021, decision date extended from 01/02/2020.

1. INTRODUCTION

The proposal site is a two-storey semi-detached dwelling located on Elmstone Drive, Tilehurst. The surrounding area is considered predominantly residential with similarly designed two storey detached and semi-detached dwellings.



1. Front of 49 Elmstone Drive. Photo provided by the agent on 07/12/2020.



2. Front and side of 49 Elmstone Drive. Photo provided by the agent on 07/12/2020.

A site visit for this application was not possible due to the Coronavirus lockdown. The agent supplied site photos on 07/12/2020. These photos were used for the purpose of determining this application.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks the demolition of existing garage and store, a single storey rear extension, and a new garden wall with access.

Plans considered:

- ~~Existing Floor, Site and Location Plans - 20116-001~~
- Existing Elevations - 20116-002
- ~~Proposed Floor and Site Plans - 20116-003~~
- ~~Proposed Elevations - 20116-004~~
- Design Statement - 49 Elmstone Drive Tilehurst RG31 5NS

Received on 07/12/2020

- Existing Floor, Site and Location Plans - 20116-001 Rev A
- Proposed Floor and Site Plans - 20116-003 Rev A
- Proposed Elevations - 20116-004 Rev A

Received on 02/02/2021

Revised plans were submitted during the course of the application to address initial planning officer and transport officer concerns.

3. RELEVANT PLANNING HISTORY

890712 - Erection of single storey rear extension - Application Permitted on 16/01/1990

050222 - Single storey front extension and first floor rear extension. - Application Permitted on 18/04/2005

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

47 Elmstone Drive, Tilehurst, Reading, RG31 5NS - No response received.

51 Elmstone Drive, Tilehurst, Reading, RG31 5NS - No response received.

48 Beverley Road, Tilehurst, Reading, RG31 5PT - No response received.

49 Beverley Road, Tilehurst, Reading, RG31 5PT - No response received.

Reading Borough Council, Transport - Response received on 05/01/2021

- *The loss of the garage will result in the loss of one parking space. The Design and Access Statement states that parking for 3 number vehicles would remain on the existing driveway, however this has not been illustrated on submitted plans. In this instance I am happy to deal with this by way of condition.*

Reading Borough Council, Transport - Response received on 09/02/2021 upon review of plan 'Proposed Floor and Site Plans - 20116-003 Rev A' plan

- *Proposed parking layout complies with the Council's current Parking Standards, it should be noted that no part of a vehicle should overhang any part of the public footway.*

Reading Borough Council, Ecology - Response received on 08/01/2021

- *The application site comprises a semi-detached house and adjoining garage where it is proposed to demolish the garage and to extend the building. Considering the extent of the works and the location of the property it is considered very unlikely that the proposals will affect bats or other protected species and there are no objections to this application on ecology grounds.*

5. 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.

6. LEGAL AND PLANNING POLICY CONTEXT

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 Policy

National Planning Policy Framework

National Planning Practice Guidance

Reading Borough Local Plan (Adopted November 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 and Highway-Related Matters
TR5 Car and Cycle Parking and Electric Vehicle Charging

SPG/SPD

A Design Guide to House Extensions SPG (2003)
Revised Parking Standards and Design SPD (2011)

7. APPRAISAL

7.1 House Extensions and Ancillary Accommodation

In accordance with Reading Borough Local Plan policy H9: House Extensions and Ancillary Accommodation, house extension proposals are acceptable where it:

- *Respects the character and appearance of the house in terms of scale and locations.*
- *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.*

The proposed development seeks the demolition of the existing single storey detached garage, located in the rear garden, the erection of a new garden wall between the side elevation of the main house and the boundary wall to 51 Elmstone Drive, and a single storey rear extension. A single storey rear extension is proposed to the rear of the existing rear extension approved under application 050222 (see section 3 of this report for details).



3. Aerial image of the rear of 49 Elmstone Drive. Retrieved from Google Maps on 09/02/2021.

The proposed ground floor rear extension has a depth of 3.6m from the rear elevation of the existing rear extension, and a depth of 6.6m as measured from the original rear elevation of the main house. The maximum height of the proposed single storey rear extension is 2.7m and features a flat roof with three roof lights. Despite the depth and height of the proposed rear extension, it is not considered a harmful addition to the main house or the surrounding area due to the presence and location of detached garages within the rear gardens along Elmstone Drive. As a result, the proposed rear extension is not considered to infringe any important building line to the rear of 49 Elmstone Drive. The rear garden is also considered capable of accommodating the proposed ground floor rear extension, while also retaining an appropriately sized private outdoor space.

The width of the proposed single storey rear extension is 6.34m, and is set off the side boundary to number 47 by 0.3m, the side elevation also angles away from number 47 at 2m to allow for appropriate light levels to habitable rooms at number 47. The width of the proposed rear extension was extended from the initial proposal to compensate for space lost to angle the proposal away from the side boundary to number 47.

The existing detached garage to be demolished is not considered to be significant to the character and appearance of the main house or the surrounding area. Therefore, the demolition of the existing detached garage is considered acceptable.

The proposed garden wall to the side of the main house has a maximum height of 2.4m and includes double access doors to the rear garden. The proposed garden wall is not considered a harmful addition and would retain privacy to the residents of 49 Elmstone Drive within the rear garden. The proposed wall and access gate is not considered to have a harmful impact on the character and appearance of the main house or the street scene, as it is set far back from the front elevation of the main house.

Overall, the proposed development is considered subservient and to respect the character and appearance of the main house and surrounding area. Materials have been specified to match the existing dwelling, the proposed ground floor rear extension roof is to be constructed of a single ply roof covering. Therefore, the proposed development is considered in accordance with policy H9 of the Reading Borough Local Plan.

In accordance with Reading Borough Local Plan policy H9: House Extensions and Ancillary Accommodation, house extension proposals are acceptable where it:

- *Does not result in a loss of biodiversity within gardens.*

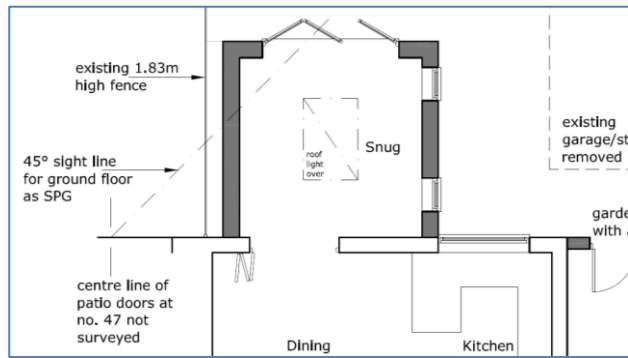
It is not considered that the proposal would result in a loss of biodiversity within the garden to the point of refusal for this application.

7.2 Safeguarding Amenity

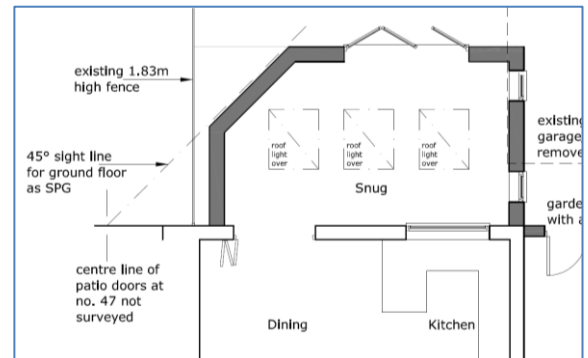
This proposal has also been assessed against Reading Borough Local Plan policy CC8: Safeguarding Amenity, which states that proposals are acceptable where they will not cause a detrimental impact on the living environment of existing residential properties with regard to:

- *Privacy and overlooking*
- *Access to sunlight and daylight*
- *Visual dominance and overbearing effects of a development*
- *Harm to outlook*

The proposed development is not considered to have a detrimental impact on the living conditions at 47 Elmstone Drive. The design of the proposed ground floor rear extension has been revised to address officer concerns that the proposal is considered overbearing and would result in a harmful loss of light to number 47. The plans have been revised to address these issues by angling the side elevation of the proposed ground floor rear extension from 2m. This allows for a 45° angle of light to the nearest habitable room at number 47, while also addressing overbearing concerns by reducing the amount of side elevation presented to the side boundary at number 47. The proposal does include a flat roof, so a compliance condition is recommended to prevent this being used as a roof terrace, unless separate permission is sought and gained in the future. With that condition secured, the proposed development as a whole is not considered to harm the living conditions at number 47 with concerns to loss of light, privacy or any other criteria listed under policy CC8.



4. Proposed Floor and Site Plans - 20116-003



5. Proposed Floor and Site Plans - 20116-003 Rev A

The proposed development is not considered to harm the living conditions at number 51. The proposed wall is considered minor and would not be overbearing or result in a loss of light to habitable rooms or the garden at number 51. The proposed ground floor rear extension is set from the side boundary to number 51 by 2.5m, with a maximum height the same as the existing garage to be demolished at 2.7m. The proposed rear extension is not considered overbearing or would result in a harmful loss of light to number 51 as the side elevation of the proposed rear extension is the same height as the garage to be demolished and is set further from the side boundary at number 51 than the existing garage.

No other nearby occupier is considered to be significantly impinged by the proposed development in relation to any amenity consideration.

Overall, the proposed development is not considered to harm the living conditions to neighbouring properties or the surrounding area. Therefore, the proposed development is considered in accordance with policy CC8 of the Reading Borough Local Plan.

7.3 Private and Communal Outdoor Space

This proposal has also been assessed against Reading Borough Local Plan policy H10: Private and Communal Outdoor Space, which states that:

- *Usable outdoor space for houses should be no less than the gross floor area of the dwelling. To which it relates.*

It is considered that this proposal will not represent an unacceptable loss in private outdoor space. The depth of the rear extension at 3m is considered to allow for an appropriate amount of private outdoor space in the rear garden.

7.4 Transport

Concerns had been raised by Reading Borough Council Transport regarding this application. The concerns were regarding the retention of three on site vehicle parking spaces. The plans were revised to demonstrate three on site vehicle parking spaces in accordance with policies TR3 and TR5 of the Reading Borough Local Plan. A compliance condition is recommended in relation to the parking spaces.

8. CONCLUSION

The proposed development has been assessed and the proposed works are considered to be in accordance with the above relevant policies and planning permission can be granted subject to conditions.

9. RECOMMENDATION

GRANT

10. CONDITIONS

TL1: Time Limit (Standard)

The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

AP1: Approved Plans

The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

- Existing Floor, Site and Location Plans - 20116-001
- Proposed Floor and Site Plans - 20116-003
- Proposed Elevations - 20116-004

Received on 02/02/2021

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

M1: Materials (To Match)

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policies CC7 and H9 of the Reading Borough Local Plan 2019.

PD5: Use Of Roof Restricted

The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific planning permission from the Local Planning Authority.

REASON: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy CC8 and H9 of the Reading Borough Local Plan 2019.

DC1: Vehicle Parking (As Specified)

The extensions hereby permitted shall not be occupied until all three vehicle parking spaces have been provided in accordance with the plans hereby approved. The spaces shall be kept available for parking at all times thereafter.

REASON: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

11. INFORMATIVES**Standard Informatives****I24 Do not damage the verge**

You are advised to avoid the use of the grass verges for development related activity, e.g. storage of materials, due to the resulting potential harm to important street trees.