

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Thames

App Ref: 211122/HOU

Address: 5 Pembroke Place, Reading, RG4 5HU

Proposals: Rear infill extension to form new kitchen diner and first floor extension to rear to increase existing bedroom.

Case Officer: Mr David Brett

Applicant: Flood

Date received (valid from): 06/07/2021

Target Decision date: 31/08/2021

1. INTRODUCTION

The proposal site is a two-storey semi-detached dwelling located on Pembroke Place, a cul-de-sac in Caversham. The surrounding area is considered predominantly residential, with a mix of detached and semi-detached dwellings. A site visit was performed on 25/08/2021.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks the following:

- A ground floor infill rear extension
- A first-floor rear extension

Plans considered:

- Location Plan - 2162-001-01
- Site Plan - 2162-003-01
- Existing Plans & Elevations - 2162-010-00
- Proposed Plans & Elevations - 2162-015-00

Received on 06/07/2021

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

4 Pembroke Place, Caversham, Reading, RG4 5HU - No response received.

6 Pembroke Place, Caversham, Reading, RG4 5HU - No response received.

41 Mayfield Drive, Caversham, Reading, RG4 5JP - Response received on 03/08/2021

43 Mayfield Drive, Caversham, Reading, RG4 5JP - Response received on 21/07/2021

45 Mayfield Drive, Caversham, Reading, RG4 5JP - No response received.

47 Mayfield Drive, Caversham, Reading, RG4 5JP - No response received.

Summary of responses:

- The responses received raised concerns regarding the impact of the development on the privacy of neighbours. This will be discussed in section 7.2 of this report.
- One concern was also raised regarding the potential removal of a tree within the rear garden at 5 Pembroke Place. The plans demonstrate that all trees within the proposal site will remain. The application form also states that no trees or hedges will be removed or pruned. Regardless, there are no planning controls concerning the removal or alteration of non-TPO trees within the proposal site.
- The following concerns were also raised within the objections, which are not considered material planning considerations:
 - Loss of value to a property
 - Construction noise/disturbance during development

- Personal circumstances

A site notice was displayed from Wednesday 21st July 2021, expiring on Wednesday 11th August 2021. No further responses have been received.

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

SPG/SPD

Design Guide to House Extensions SPD (Adopted March 2021)

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.*

At ground floor level; the proposed development is a small rear infill rear extension at a depth 2.7m. The ground floor rear extension extends no deeper than the existing ground floor rear extension. Other works include changes to the existing fenestration at the rear elevation of the existing rear extension, as well as the insertion of a roof light to the existing rear extension.

At first floor level, a rear extension is proposed to create a larger third bedroom. The first-floor rear extension proposed has a depth of 2.7m, and a width of the 4m. A pitched roof is proposed, which is set down from the existing ridge by 0.6m. A rooflight is also proposed to the north east facing roof slope, serving the third bedroom. A window is proposed to the rear elevation of the first-floor rear extension.

With regards to the materials proposed; the brickwork and roof tiles have been specified on the application form to match the existing dwelling. The proposed windows are to be uPVC (colour to be confirmed), with glazed bi-fold doors to the rear elevation of the existing ground floor rear extension to replace the existing sliding patio door.

The size, scale, materials and design of the proposed development is considered sufficiently subservient to the existing dwelling and acceptable in accordance with policy H9 of the Reading Borough Local Plan. First floor rear extensions are not a common feature within the nearby surrounding area, the proposed first floor rear extension at number 5 is considered to respect the character and appearance of the existing dwelling.

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. The extensions are to be constructed upon an already developed part of the site, so there will not be a harmful loss of existing green landscaping.

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 significantly detrimental impact on the living conditions at 6 Pembroke Place. The side elevation of the proposed first floor rear extension is set from the side boundary to number 6 by 2.8m and allows for appropriate levels of light to habitable rooms at number 6 and is not considered overbearing.

With regard to the impact of the proposal to 4 Pembroke Place, the proposed first floor rear extension is also not overbearing or result in a harmful loss of light due to the separation distance and the orientation between the proposed extensions and habitable rooms and the rear garden at number 4.

Two objections were also received from 41 and 43 Mayfield Drive, raising concerns regarding a loss of privacy as a result of the proposed first floor rear extension. The depth of the proposed first floor rear extension is considered modest at 2.7m. The rear elevation window is not considered to create new or harmful opportunities for overlooking at 41 and 43 Mayfield Drive. This is due to the presence of the existing window serving bedroom 3. Although it's recognised that the trees within the rear garden at 5 Pembroke Place can be removed without planning permission; as existing there are numerous trees lining the boundaries which provide adequate natural screening which is considered to preserve the privacy of 5 Pembroke Place and neighbours.

The back to back distance between 5 Pembroke Place and 41 Mayfield Drive would be 31m as measured from the rear elevation of the proposed first floor rear extension, with a back to back distance of 33m between 5 Pembroke Place and 43 Mayfield Drive. As per guidance on rear extensions within the Design Guide to House Extensions SPD; paragraph 7.1.1 states that back to back distances should be no less than 20m for two storey developments, and 28m for three storey developments. The proposed first floor rear extension is considered to comfortably meet the criteria and ensures that the privacy of 41 and 43 Mayfield Drive would not be harmed due to

the separation distance between the proposed first floor rear extension and habitable rooms and the rear gardens at 41 and 43 Mayfield Drive.

No other nearby occupier is considered to be significantly impinged by the proposed development in relation to any amenity consideration. It is considered that the proposed development would improve the living conditions at number 5 to the current and future occupants.

Overall, the proposed extensions are not considered to harm the living conditions to neighbouring properties or the surrounding area. Therefore, the proposed development is considered in accordance with policies CC7 and CC8 of the Reading Borough Local Plan. It is considered appropriate to condition the approval of this application to restrict the potential insertion of side facing windows to the side elevations of the first-floor rear extension under permitted development. This is to safeguard the amenities of number 4 and 6 Pembroke Place from overlooking and loss of privacy 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.

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.

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:

- Location Plan - 2162-001-01
- Site Plan - 2162-003-01
- Proposed Plans & Elevations - 2162-015-00

Received on 06/07/2021

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.

PD2: No New Openings

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) no windows/doors/dormers/openings, other than those shown on the approved plans shall at any time be placed in the side elevations of the first floor rear extension hereby permitted without the grant of a separate 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 of the Reading Borough Local Plan 2019.

11. INFORMATIVES

Standard Informatives