

DELEGATED HOUSE APPLICATION REPORT

Ward: Caversham

App Ref: 210259/HOU

Address: 18 Donkin Hill

Proposals: Proposed two storey pitched roof side and rear extension with porch and new vehicular access onto Donkin Hill. Amended to delete as shown

Case Officer: Mr James Overall

Date received (valid from): 18 February 2021

Target Decision Date: 13 April 2021

SITE DESCRIPTION

18 Donkin Hill is a small 3 bedroom 74 sq.m semi-detached house located on a prominent corner site set above the height of the pavement. The property is not listed or in a conservation area. Apart from a short parade of shops to the west the area is mainly residential in use with modest semi-detached houses. A number of properties nearby have been extended in the past and some have areas of hard standing on their frontages for parking.

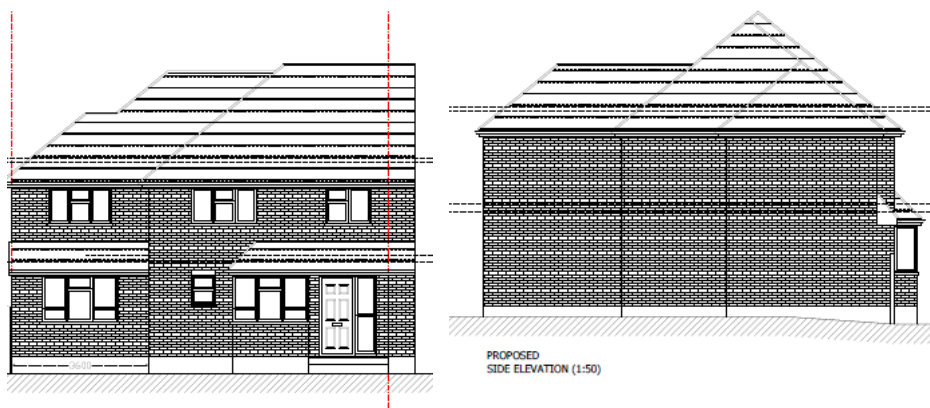


PROPOSED DEVELOPMENT

Drawings submitted

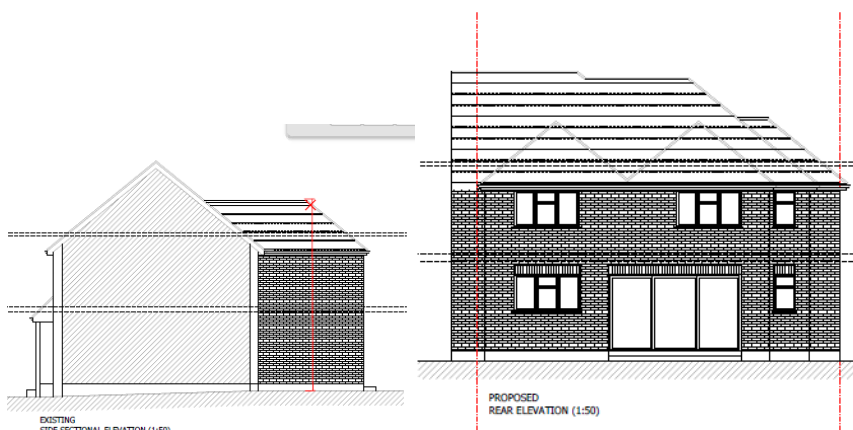
Plan Type	Drawing Number	Revision	Date Received
Location Plan	N/A		17 Feb-21
Block Plan	N/A	A	17/2/21 & 30/4/21
Existing Floor Plans & Elevations	DH-02		17 Feb-21
Proposed Floor Plans	DH-03	A	10 Mar-21 & 30/4/21
Proposed Elevations	DH-04	A	17 Feb-21 & 30/4/21

The proposed side extension measures 3.6 metres wide and is set back by 500mm at first floor level. The existing front elevation is 6 metres wide. A stepped hip roof design is proposed with the ridges below the height of the existing roof.



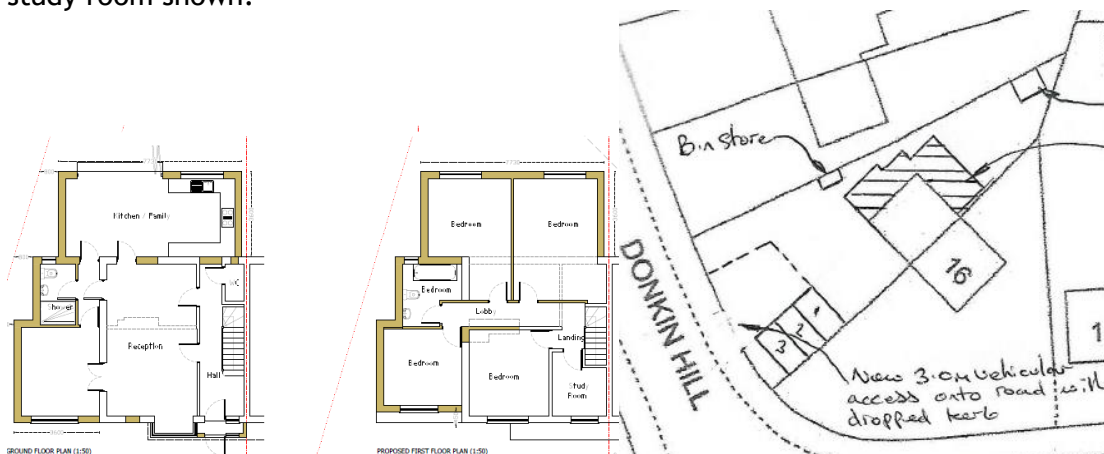
Front and side elevations of side extension

The proposed rear extension design, as originally submitted, had a double gable roof and would extend across with the entire rear elevation with the wall nearest to 16 Donkin Hill less than 200mm off the boundary. The extension at 7.7 metres wide would also partly overlap the rear of the new side extension. The depths of the rear extension would be 3.6 metres deep and 4.8 metres in height to the eaves and 6.4 metres high to the ridge.



Rear extension

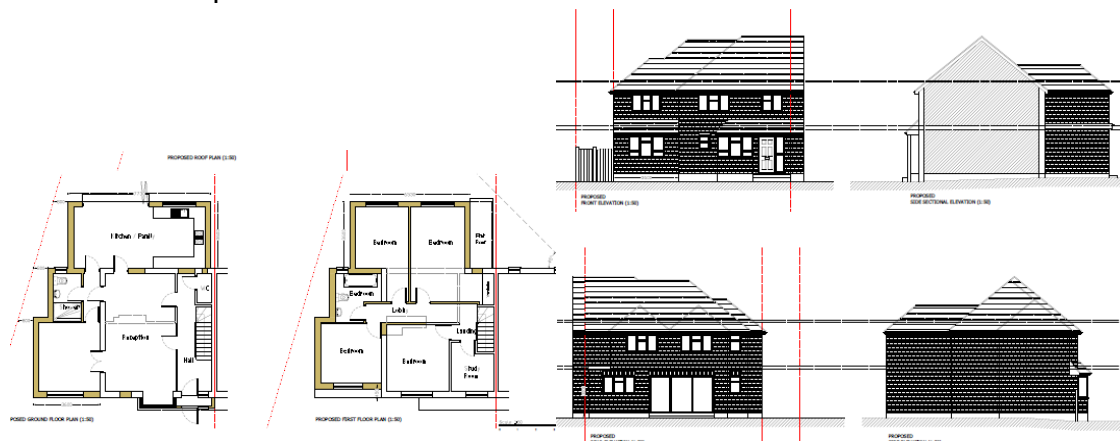
The new layout would provide for 2 new reception rooms, bathroom and family room/kitchen on the ground floor with 4 good sized bedrooms on the first floor with a new bathroom and study room shown.



Also originally proposed was the creation of a parking area for 3 vehicles on the front but details with sections to show how this would look or if a retaining wall will be provided has not been submitted.

After concerns were raised about impact on neighbours and access to parking amended plans were provided. These deleted the parking proposal and the first floor side elevation is moved to about 1.3m off the boundary reducing the width of the extension to 6.5m. The side extension and roof design remain the same.

Amended floor plan and elevations



PLANNING HISTORY

None relevant.

CONSULTATIONS

The following addresses were consulted by letter.

- 16 Donkin Hill
- 20 Donkin Hill
- Flats 1-4, 4 Donkin Court
- 1 Anglefield Road

No letters of representation have been received.

Transport

The Transport department were consulted on 23 February 2021.

This application seeks to extend the existing C3 dwelling and introduce a new dropped crossing from Donkin Hill to serve 3 off road parking spaces as illustrated in the submitted Proposed Block Plan. There is currently no off-road parking associated with this property.

Although not illustrated on submitted plans, Google images confirm that the front garden area has a significant gradient and would require extensive excavation to facilitate parking in the front garden area. The gradient of private drives should not exceed 1 in 8 or 12, this is ensuring that adequate access to parking spaces and garages is provided.

Transport would not support a dropped crossing in the location illustrated in the proposed block plan (as detailed above) as it would be located too close to the junction radii with Anglefield Road, vehicle crossings should be a minimum distance of 10m away from a junction.

With the amended plans and this access deleted there are no objections from transport.

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'

Reading Borough Local Plan (November 2019)

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

CC7: DESIGN AND THE PUBLIC REALM

CC8: SAFEGUARDING AMENITY

H9: HOUSE EXTENSIONS AND ANCILLARY ACCOMMODATION

TR3: ACCESS, TRAFFIC AND HIGHWAY-RELATED MATTER

SPG/SPD

- A Design Guide to House Extensions SPG 2021

Assessment

Principle

The principle of extending the dwelling would be considered acceptable if the proposed scheme can comply with relevant policies in the Reading Borough Local Plan 2019 as set out above. The main issues to consider in this proposal are whether the design and appearance of the extensions and changes to the front garden would be acceptable for the character and appearance of the house and its location; whether the proposed enlargement of the house and changes would not harm the amenities of neighbours and occupants of the application house; any whether there are any highway safety concerns and landscape or environmental considerations arising from the proposed changes for car parking.

Character and Appearance

The proposed scheme seeks to extend the property and provide an additional bedroom, study and a larger kitchen; as well as increasing the size of other rooms.

The width of the proposed side extension would appear out of proportion to the width of the main house. This is due to the stepped gable roof design which gives the side extension an overly complicated and bulky appearance. A side extension less than 3 metres wide and or with a deeper set back than 500mm might work better.

The rear extension in terms of its size and design as originally proposed failed to appear a suitable subservient addition to this small house. The amended plans reduce the width to increase the gap to the boundary from the originally proposed 500mm to 1.3 metres. In appearance this is clearly an improvement but, as discussed below, there remain concerns for the impact on the adjacent property.

The adopted Design Guide to House Extensions SPD states:

Proposals that appear bulky and sizeable in relation to the existing dwelling will not be considered favourably. Consideration needs to be given to the size of the existing dwelling

and what is considered subservient to the existing dwelling. Extensions should complement and not appear overbearing to the existing dwelling. Disproportionate proposals that are considered harmful to the character and appearance of the existing dwelling are unlikely to be supported.

The conclusion reached is that the proposed extensions to the house have not been designed so that they appear subservient to the existing dwelling. By virtue of the width of the side extension and the overly complicated roof design and to a lesser extent the width of the rear extension and double gable roof design the original modest house would be subsumed by the extensions and would look at odds in the context of the attached house. The proposal fails against Policies H9 and CC7.

Transport

Transport originally opposed the proposed scheme as it sought to provide three off-road parking spaces for the dwelling. The front garden of 18 Donkin Hill has a significant gradient and would require extensive excavation to facilitate parking in the front garden area, as the gradient of private drives is not allowed to exceed 1 in 8 or 12; in order to ensure that adequate access to parking spaces and garages.

Further to this gradient restriction, dropped crossings cannot be within 10 metres of a junction's radii. Unfortunately, there does not appear to be sufficient room to provide a dropped crossing, which does not fall within the 10 metre radii of the Anglefield Road junction. Therefore, the proposal failed to comply with Policy TR3 as it would result in conflicting traffic movements and would have an adverse effect on road safety and the flow of traffic. The proposed development was recommended to be refused for this reason so the applicant has deleted it from the application. There are no other transport concerns raised.

Amenity

Policy CC8 assess' applications against a wide variety of criteria, which include; safety and effects of traffic movements.

The impacts on neighbouring properties to the west and north are considered to be acceptable however, the impact on the amenities of occupiers at no16 would be unacceptable. The proposed amended rear extension would introduce a flank wall 3.5 metres deep and the first floor element 4.8 metres high within 1.3 metres of the boundary. This would result in an overbearing impact on the outlook and users of the garden area immediately to the rear of this house.

The proposal therefore does not comply with policy CC8 as the proposed rear extension is considered visually overbearing to adjacent neighbours.

Conclusion

There are no in principle objections to the house being extended however, the problems identified above would indicate that the house is not capable of hosting 4 bedrooms plus study. The side and rear extensions are too wide and the roof designs too complicated to allow the extensions to appear in keeping with the scale of the original house and this has a detrimental impact on the amenities of occupiers of the adjacent property. As such the proposed scheme fails to comply with Policies CC7, CC8 and H9 of the Local Plan 2019 or guidance set out in A Design Guide to House Extensions SPG 2021.

RECOMMENDATION:

Refuse Planning Permission

The proposed side extension would appear bulky and out of proportion in relation to the existing dwelling by virtue of the width and depth requiring a roof design that is overly complicated compared to that of the original house and so would cause a significant detrimental impact in terms of its appearance in the context of the original house and the context of the adjoining house and wider area contrary to Policies CC7 and H9 of the Reading Borough Local Plan 2019.

The side wall of the 3.5 metre deep two storey rear extension would come within 1.3 metres of the boundary with the adjoining house and would have a detrimental effect on the outlook from this property and by being overbearing would harm the amenities of occupiers of that property contrary to policies CC8 and H9 of the of the Reading Borough Local Plan 2019.

Informatives

1. The Council, in reaching its recommendation, has taken into consideration the following plans & documents:

Received: February 2021 & 30 April 2021.

2. The local planning authority has worked positively and proactively with the applicant to advise of the concerns with the proposed extensions and to allow time to consider options.

3. This planning application was submitted without the benefit of first seeking pre-application advice from the Local Planning Authority, which can often result in the avoidance of refusal of planning permission. Details of our pre application service can be found on <http://www.reading.gov.uk>.