

## DELEGATED HOUSEHOLDER APPLICATION REPORT

**Ward:** Whitley

**App Ref:** 210968/HOU

**Address:** 10 Lamerton Road, Reading, RG2 8AS

**Proposals:** Erection of single and 2 storey rear extension, new porch and additional parking space.

**Case Officer:** Mr David Brett

**Applicant:** Mr M Clarke

**Date received:** 11/06/2021

**Valid from:** 11/06/2021

**Target Decision date:** 13/08/2021, extension of time on decision agreed from 06/08/2021

### 1. INTRODUCTION

The proposal site a two-storey end terraced dwelling located on Lamerton Road, Whitley. The surrounding area is considered predominantly residential with similarly designed two storey semi-detached dwellings and terraced rows.

A site visit for this application was not possible due to the Coronavirus lockdown. The agent supplied site photos on 03/05/2021, which were submitted for previous application 210454/HOU. These photos were used for the purpose of determining this application.

### 2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks the erection of a part 1 storey, part 2 storey rear extension, and porch extension.

Plans considered:

- ~~Site Plan & Location Plan - 21/03/03 Rev A~~
- Existing Premises - 21/03/01
- ~~Revised Proposal D - 21/03/06~~

Received on 11/06/2021

- ~~Site Plan & Location Plan - 21/03/03 Rev A~~
- Revised Proposal D - 21/03/06

Received on 28/07/2021

- Site Plan & Location Plan - 21/03/03 Rev A

Received on 29/07/2021

The area surrounding area 10 Lamerton Road is considered largely residential, with similarly design semi-detached dwellings and terraced rows. Many of the nearby dwellings have been extended to the rear at ground floor level, and contain small buildings within the rear gardens. There are very few examples of first floor rear extensions within the surrounding area, one first floor rear extension of note is at 6 Lamerton Road.

As existing, 10 Lamerton Road is a two storey end terraced dwelling with a single storey rear extension. The existing rear extension does not appear to have planning permission, or have been granted a Certificate of Lawfulness. It appears from Building Control records that building works (for instance, building or engineering works) were substantially completed more than four years before the date of this application, with a record of routine site inspections being conducted from February 2000 to March 2000 (completion on 21/03/2000).

The scheme has been revised during the course of the application to address officer concerns regarding the size and scale of the proposed development in relation to the existing dwelling, as well as concerns with regards to the impact on amenity of number 8 Lamerton Road. To address these concerns the depth of the proposed rear extensions has been decreased.

At ground floor level; the proposed rear extension has a staggered depth of 3.65m and 3m (3m being closest to the side boundary at number 8). The proposed single storey rear extension has a very gently sloping roof, which slopes down from the rear elevation of the main house at a maximum height of 3.05m down to 2.9m to the rear elevation of the proposed rear extension. The rear elevation consists of sliding powder coated aluminium doors. The porch extension proposed has a depth of 1.3m and a footprint of 3.25m<sup>2</sup>. The porch features a pitched roof, with a ground to eaves height of 2.4m, and a maximum height of 3.9m.

At first floor level a rear extension is proposed, to serve two bedrooms. The proposed first floor rear extension has a depth of 3.65m. The side elevation of the first-floor rear extension is set off the side boundary to number 8 by 2.3m. The first-floor rear extension features a hipped roof, which is set down from the existing ridge by 0.3m. No windows are proposed to the side elevations, while a window is proposed to the rear elevation. The extensions are set from the side boundary (south) by 1.7m, and from the boundary to number 12 by 2.8m.

With regards to the materials proposed; the application form states that the brickwork and roof tiles have been specified on the application form to match the existing dwelling. The proposed windows are to be uPVC white double glazed, while the doors are to be timber as existing.

### **3. RELEVANT PLANNING HISTORY**

210454 - Erection of 2 storey side and rear extension and 1 storey rear extension. Provision of 3no car parking spaces. - Application Withdrawn on 07/05/2021

### **4. CONSULTATIONS**

#### **4.1 The following addresses were consulted by letter.**

8 Lamerton Road, Reading, RG2 8AS - No response received.

12 Lamerton Road, Reading, RG2 8AS - No response received.

48 Lamerton Road, Reading, RG2 8AS - No response received.

50 Lamerton Road, Reading, RG2 8AS - No response received.

Reading Borough Council, Transport - Response received on 25/06/2021

- To achieve the proposed parking layout the existing dropped crossing will need to be extended, this will require a licence from the Highways Department.
- In principle Transport do not have any objections to this application.

### **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

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.*

The size and scale 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. While first floor rear extensions are not a common feature within the nearby surrounding area with the exception of number 6, the proposed first floor rear extension at number 10 is considered to respect the existing dwelling in terms of size, scale, appearance and materials.

The roof of the proposed two storey rear extension is set down from the existing ridge, while the hipped roof formation is considered to respect the character and appearance of the existing dwelling in accordance with policy H9 and guidance within the Design Guide to House Extensions SPD (Adopted March 2021).

The proposed extensions to the rear of the property are considered to be largely obscured from the street scene, while the proposed porch extension is considered appropriate in terms of size, scale and appearance. It should be emphasised that the proposed development as a whole is considered at the limit of what is considered acceptable in terms of size and scale.

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 significantly detrimental impact on the living conditions at 8 Lamerton Road. While the single storey rear extension is to the side

boundary at 8 Lamerton Road, the proposed extension is not considered to harm the living conditions at number 8 to the point of refusal for this application in terms of loss of light or overbearing impact. This is large part due to the modest depth of the proposed single rear extension at 3m, as revised from 3.8m. The side elevation of the proposed first floor rear extension is set from the side boundary to number 8 by 2.3m and allows for appropriate levels of light to habitable rooms at number 8 and is not considered overbearing.

In accordance with the Design Guide to House Extensions SPD, the plans demonstrate that a 45° angle of light would reach the nearest habitable room at number 8 as a result of the proposed to storey rear extension. It is acknowledged that the development is south of number 8, so the likelihood of any overshadowing impact is increased due to the orientation, however, the hipped roof formation is considered to allow for an acceptable level of light, while the 45° angle of light to habitable rooms at number 8 has been demonstrated. Overall, the proposed development is not considered to harm the living conditions at number 8 to the point of refusal for this application.

With regard to the impact of the proposal to 12 Lamerton Road, the proposed two storey rear extension is not considered 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 12. The proposed extensions would be visible along the alleyway to the south side boundary between number 10 and number 12, however, this is not a thoroughfare that comprises of high pedestrian footfall. The alleyway purely serves as access to the rear gardens along Lamerton Road.

No other nearby occupier is considered to be significantly impinged by the proposed development in relation to any amenity consideration. The proposed development would retain a back to back distance of more than 30m, in accordance with the Design Guide to House Extensions SPD (2021). For current and any future occupiers of the host building, the additional space created by the proposed extensions will improve the standard of accommodation at the property.

Overall, the proposed single storey rear extension is 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 8 and 12 Lamerton Road from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan. The flat roof area to the proposed ground floor rear extension will also be conditioned to restrict the use of the area as a potential balcony, roof garden or similar amenity area. This is to safeguard the amenity of the neighbouring Lamerton Road properties 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. The depth of the rear extension is considered to allow for an appropriate amount of private outdoor space in the rear garden.

### 7.4 Transport

The consultation response from the Reading Bough Council Transport Team suggests that the existing dropped kerb would need to be extended in order to facilitate the proposed parking layout, and that this would require a License from the Highways Department. The photos submitted for this application by the applicant (which pre-date the response from the Transport

Team demonstrate that the kerb has been dropped to accommodate the proposed parking layout. The Highways Team completed the works for the dropped kerb on 15/04/2021. Therefore, the proposed parking layout is considered acceptable, in accordance with Policies TR3 and TR5 of the Reading Borough Local Plan.

## **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, albeit at the limits of what reasonably be accommodated as extensions to the existing building in terms of scale, appearance and effect on amenity..

## **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:

- Revised Proposal D - 21/03/06

Received on 28/07/2021

- Site Plan & Location Plan - 21/03/03 Rev A

Received on 29/07/2021

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.

**PD5: Use of Roof Restricted**

The flat roof area of the ground floor rear 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.

**11. INFORMATIVES**

Standard Informatives