

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Mapledurham

App Ref: 210784/HOU

Address: 47 Shepherds Lane, Reading, RG4 7JJ

Proposals: Proposed two-storey front extension, first floor over an existing garage. New front porch to main entrance with part conversion of an existing garage, with a further single-storey rear extension.

Case Officer: Mr David Brett

Applicant: Mr Miriam Graham

Date received (valid from): 18/05/2021

Target Decision date: 13/07/2021

1. INTRODUCTION

The proposal site is a two-storey detached dwelling located on Shepherds Lane, Mapledurham. The surrounding area is considered predominantly residential with a mix of semi-detached and detached dwellings, with a wide variety of housing types and finished appearances, comprising a range of extensions.



1. Front of 47 Shepherds Lane. Photo supplied by the agent on 05/07/2021



2. Rear of 47 Shepherds Lane. Photo supplied by the agent on 05/07/2021

A site visit for this application was not possible due to the Coronavirus lockdown. The agent supplied site photos on 05/07/2021. These photos were used for the purpose of determining this application.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks the following:

- Two-storey front extension
- New front porch to main entrance with part conversion of an existing garage
- Single-storey rear extension (following removal of existing conservatory)
- Internal alterations (which as an unlisted building do not in themselves require planning permission)

Plans considered:

- Existing Ground Floor Plan - 21049.S.PP-01
- Existing First Floor Plan - 21049.S.PP-02
- Existing Elevations - 21049.S.PP-03
- Proposed Ground Floor Plan - 21049.S.PP-04
- Proposed First Floor Plan - 21049.S.PP-05
- Proposed Elevations - 21049.S.PP-06
- Location Plan - 21049.S.PP-07

- Block Plan - 21049.S.PP-08
Received on 18/05/2021

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

45 Shepherds Lane, Caversham, Reading, RG4 7JJ - No response received.
49 Shepherds Lane, Caversham, Reading, RG4 7JJ - No response received.
96 Woodcote Way, Caversham, Reading, RG4 7HP - No response received.
3 Silverthorne Drive, Caversham, Reading, RG4 7NR - No response received.
Reading Borough Council, Transport - Response received on 15/06/2021

- According to the Councils Revised Parking Standards and Design SPD, the site falls into Zone 3, Secondary Core Area where the parking requirement for a 4 bedroom dwelling is 2 parking spaces.
- The loss of the garage will result in the loss of a parking space; however the site benefits from a long driveway which is able to accommodate in excess of the Council's parking requirements. It is noted that the proposals include a two-storey extension to the front elevation but I am satisfied that the development will not increase the likelihood for on-street parking. Therefore, Transport have no objections with this application.

A site notice was displayed by the applicant from Monday 24th May 2021, expiring on Monday 14th June 2021. No 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
TR3 Access, Traffic and Highway-Related Matters
TR5 Car and Cycle Parking and Electric Vehicle Charging

SPG/SPD

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 works to the front elevation consists of a two-storey forward extension, this includes the conversion of the existing garage to storage, an extended hallway, and the creation of a study/music room. The extensions proposed to the front elevation would undoubtedly alter the character and appearance from a two storey detached dwelling with a cat slide roof above the garage, to a mock-Tudor front elevation with black timber beams to front and render. There are examples of mock-Tudor dwellings on the north side of Shepherds Lane, with examples directly opposite the proposal site at 46 to 50 Shepherds Lane, and 32 to 36 Shepherds Lane. With regards to the character and appearance of buildings on the south side of Shepherds Lane, the same side as number 47, there is considered to be a large variety in size, scale and design to the dwellings to the south of Shepherds Lane. Many of the surrounding properties have similarly large extension, with the extensions proposed at number 47 under this application not considered out of character with other developments in terms of size and scale.

While a two storey forwards extension is proposed (acknowledged as a fairly uncommon proposal), the extensions are not considered to infringe any important building line to the front of Shepherds Lane. It is considered that the front garden at 47 Shepherds Lane is capable of accommodating a two storey forward extension the size and scale of that proposed within this application. Therefore, in accordance with paragraph 7.4.1 of the Design guide to House Extensions SPD (Adopted March 2021), the proposed forward extensions are considered appropriate in size, height and depth relative to the main house at number 47 and neighbouring buildings. The proposed extensions are not forward of the prevailing building line to a harmful degree, while the change in character in appearance to mock-Tudor is considered to compliment other dwellings along Shepherds Lane and not be specifically harmful.

A modest flat roof single storey rear extension is also proposed. The depth of the proposed single storey rear extension is 3m, and serves to create an open plan kitchen and dining area, as well as a garden room. The proposed rear extensions consists of brick to match the existing dwelling, with timber cladding. Two roof lights are proposed, while the rear elevation consists of two bifold patio doors; one set leading to the kitchen/dining area, the other set to the garden room. The maximum height of the proposed rear extension at 3.1m is not considered to harm the character and appearance of the main house.

While the materials and design of the extensions, in particular to the front elevation, are a departure from the existing character and appearance of the main house, the change is considered to incorporate suitably quality materials and an overall design that is considered characterful of the surrounding area along Shepherds Lane. The proposed development also includes adjustments to the fenestration to the side elevations in response to the internal alterations proposed. The additional and relocated windows proposed are considered to respect the character and appearance of the main house, with the materials of the proposed windows specified to match the existing dwelling. The loss of the existing conservatory to be demolished is not considered to harm the character and appearance of the main house.

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. The extensions proposed to the rear of number 47 are considered modest and to respect the size and scale of the main house. The extensions proposed to the front of number 47, while significant in terms of size, scale and change in character, are considered to improve the character and appearance of the main house and respect the character and appearance of the surrounding area.

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 45 Shepherds Lane. The proposed works to the front elevation are not considered to result in a harmful loss of light to habitable rooms at number 45, or appear overbearing. This is largely due to the separation distance between the two dwellings and orientation of the two respective dwellings. The proposed single storey rear extension is not considered overbearing or result in a harmful loss of light to habitable rooms to the rear of number 45. Overall, it is not considered that the living conditions at number 45 would be detrimentally affected by the proposed development in terms of loss of light, privacy, harm to outlook or any other criteria listed under policy CC8 of the Reading Borough Local Plan.

The proposed development is not considered to have a significantly detrimental impact on the living conditions at 49 Shepherds Lane. The proposed works to the front elevation are not considered to result in a harmful loss of light to habitable rooms at number 49, or appear overbearing. This is largely due to the separation distance between the two dwellings and orientation of the two respective dwellings. Number 49 has a single storey garage that extends slightly beyond the existing front elevation of number 47, it is considered that the existing garage at number 49 would likely reduce the overall visual impact of the works proposed to the front of number 47 when viewed from habitable rooms to the front of number 49. The proposed single storey rear extension is not considered overbearing or result in a harmful loss of light to habitable rooms to the rear of number 49. In fact, the proposed single storey rear extension is considered to have less of an impact than the existing conservatory to be demolished at number 47 as the depth of the proposed rear extension is less than the existing conservatory. Overall, it is not considered that the living conditions at number 49 would be detrimentally affected by the proposed development in terms of loss of light, privacy, harm to outlook or any other criteria listed under policy CC8 of the Reading Borough Local Plan.

Notwithstanding the above, given a flat roof rear extension is proposed, it is considered necessary to include a condition preventing the use of the flat roof as a terrace (unless separate permission is granted in due course), to protect both neighbouring occupiers from noise, distance and overlooking from such a terrace.

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 is appropriate in size and scale and would improve the living conditions at number 47 to the current and future occupants.

Overall, the proposed extensions are not considered to significantly 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. 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 Shepherds Lane 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 at 3m is considered to allow for an appropriate amount of private outdoor space in the rear garden. Therefore, the proposed extensions are considered in accordance with policy H10 of the Reading Borough Local Plan.

7.4 Transport

As explained within the consultation response provided by the Transport Team; the loss of the garage is considered acceptable due to the fact that the existing driveway is capable of providing two on site vehicle parking spaces in accordance with the Revised Parking Standards and Design SPD (2011). Furthermore, due to the size of the driveway it is considered unlikely that the proposed development would result in a harmful increase of on street parking. Therefore, the proposed development is considered 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.

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:

- Proposed Ground Floor Plan - 21049.S.PP-04
- Proposed First Floor Plan - 21049.S.PP-05
- Proposed Elevations - 21049.S.PP-06
- Location Plan - 21049.S.PP-07
- Block Plan - 21049.S.PP-08

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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.

M3: Materials (As Specified)

The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and application forms unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 and H9 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

IF3 Highways

- i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.
- ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.