

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Thames

App Ref: 211013/HOU

Address: 4 Copse Avenue, Reading, RG4 6LX

Proposals: Two storey side and single storey rear extension plus flat roof dormers following the demolition of out buildings

Case Officer: Mr David Brett

Applicant: Mr N Patel

Date received (valid from): 19/06/2021

Target Decision date: 08/10/2021, extension of time on decision agreed 14/08/2021.

1. INTRODUCTION

The proposal site consists of a bungalow with two bedrooms to the first floor. A detached garage is also located on the site, which has been integrated to the main house through ground floor extensions to the side and rear. 4 Copse Avenue is at the end of the road, with the main house set off of the highway. It was noted on the site visit that there are two three-bed detached dwellings currently under construction west of the main house at 4 Copse Avenue. The surrounding area is considered largely residential with a mix of detached dwellings. There is not considered to be a common character and appearance amongst the dwellings along Copse Avenue.

A site visit was performed on 09/08/2021.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks the following:

- Demolition of detached garage and part of the ground floor to the main house
- Ground floor and first floor extensions
- Flat roof 'L-shaped' dormer to north facing roof slope

During the course of this application the plans have been revised to address inaccuracies on the drawings and to address officer concerns with the proposed development.

Plans considered:

- Existing Ground Floor Plan - 12721-01
- Existing First Floor Plan - 12721-02
- Existing Elevations - 12721-03
- Proposed Ground Floor Plan - 12721-04
- ~~Proposed First Floor Plan - 12721-05~~
- ~~Proposed Elevations - 12721-06~~
- Block and Location Plans - 12721-07

Received on 19/06/2021

- ~~Proposed Elevations - 12721-06 - Rev A~~

Received on 13/07/2021 (correcting inaccurate drawing)

- ~~Existing & Proposed Roof Plans - 12721-08~~
- ~~Proposed Elevations - 12721-06 - Rev B~~
- ~~Proposed First Floor Plan - 12721-05 - Rev A~~

Received on 01/10/2021 (revisions based on officer feedback)

- ~~Proposed Elevations - 12721 - Rev B~~
- ~~Proposed Elevations - 12721 - Rev B~~

Received on 05/10/2021 (revised first floor windows)

- Proposed Elevations - 12721- Rev B

- Proposed First Floor Plan - 12721-05 - Rev A
Received on 06/10/2021

- Existing & Proposed Roof Plans - 12721-08 - Rev A
Received on 08/10/2021

3. RELEVANT PLANNING HISTORY

170691/FUL - Erection of 2 x 4 bedroom detached dwellings, access and parking - Application Refused on 19/10/2017. Appeal dismissed on 06/07/2018.

172294/FUL - Erection of 2 x 3 bedroom detached dwellings, access and parking - Application Refused on 09/04/2018

181306/FUL - Erection of 2 x 3 bedroom detached dwellings and provision of access, parking, and bin storage. - Application Permitted Subject to Legal Agreement on 05/02/2019

200840/APC - Application for approval of details reserved by conditions 3,4,5,6,7,8,9,10, 12 and 15 of application 181306 - Conditions Discharged on 15/10/2020

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

Neighbours were re-consulted on the application by letter on 14/07/2021 upon receipt of revised plans.

3a Copse Avenue, Caversham, Reading, RG4 6LX - Response received on 19/07/2021

- The proposed elevations are incorrect and misleading.

3a Copse Avenue, Caversham, Reading, RG4 6LX - Response received on 02/08/2021

- Concerns of harmful overlooking to the rear garden.
- Concerns of overbearing development.

Officer Note: the objection letter received from 3a also invited officers meet with the objector to discuss their concerns. In this instance, it was considered that the information available for the application combined with the site visit conducted on 09/08/2021 was enough to fully assess the proposed development without the need to meet with the objector.

5 Copse Avenue, Caversham, Reading, RG4 6LX - No response received.

206 Henley Road, Caversham, Reading, RG4 6LR - No response received.

208 Henley Road, Caversham, Reading, RG4 6LR - No response received.

210 Henley Road, Caversham, Reading, RG4 6LR - No response received.

212 Henley Road, Caversham, Reading, RG4 6LR - No response received.

214 Henley Road, Caversham, Reading, RG4 6LR - No response received.

216 Henley Road, Caversham, Reading, RG4 6LR - No response received.

218 Henley Road, Caversham, Reading, RG4 6LR - No response received.

220 Henley Road, Caversham, Reading, RG4 6LR - No response received.

5 Overton Drive, Caversham, Reading, RG4 5DN - No response received.

6 Overton Drive, Caversham, Reading, RG4 5DN - No response received.

A site notice was displayed from Saturday 26th June 2021, expiring on Saturday 17th July 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

EN15 Air Quality

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

SPD

Design Guide to House Extensions SPD (Adopted March 2021)

Revised Parking Standards and Design SPD (2011)

7. APPRAISAL

7.1 Design

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 existing section of the ground floor to be demolished and the garage are not considered to be crucial to the overall character and appearance of the main house or the surrounding area, therefore the principle of demolishing these features of the proposal site are considered acceptable.

The proposed development consists of ground floor extensions to the rear of the existing dwelling to facilitate a large kitchen and dining room. A utility room is proposed to the rear of the building. The proposed works to the ground floor are considered to make more efficient use of the space on site. The extensions and alterations to the ground floor are to the rear and side of the main house and would be largely obscured from the street scene. Alterations are proposed to the existing fenestration of the main house to facilitate the proposed altered internal layout. Glazed bifold doors are proposed to the side (west) elevation, serving the dining room.

The development proposed to the first floor consists of a rear and side extension, and 'L-shaped' dormer extension. The extensions proposed to the first floor seek to improve the living conditions to the main house by providing an additional bedroom and a bathroom. The first floor

extensions to the rear and side feature a pitched roof, the ridge height of which is the same as the existing dwelling. Five roof lights are proposed, two to the existing side (west facing) roof slope, and three to the proposed rear (south facing) roof slope. A window is proposed to the side (west) elevation of the first floor extension, serving a bedroom, a small high level window is also proposed to the side (east) elevation of the first floor extension.

The materials have been specified on the application form as white render to the exterior walls, grey slate to the proposed pitched roof, GRP to the flat roof dormer, and grey powder coated frames to the windows and doors. These materials are not considered harmful to the overall character and appearance of 4 Copse Avenue and appropriate given the varying character and appearance of the main houses within the surrounding area.

The proposed extensions are considered to respect the character and appearance of the main house in terms of size and scale. The design of the extensions are considered appropriate given the character and appearance of the main house. While it is acknowledged that an 'L-shaped' flat roof dormer is proposed to the east facing roof slope, it is considered that flat roof dormers are characteristic of the surrounding area with examples at 3, 3a, 9, 12 and 13 Copse Avenue. It is considered that there is an established character of flat roof dormers. The L-shaped dormer in itself is not considered overly large, with the flat roof being set down from the ridge of the existing house by 1.1m. In accordance with paragraph 7.3.4 of the Design Guide to House Extensions SPD (Adopted March 2021), the proposed flat roof dormer is not considered harmful in appearance and is considered appropriate in this specific instance given the size of the dormer proposed and the prevailing character of the surrounding area.

Therefore, the proposed development is considered in accordance with Policies H9 and CC7 of the Reading Borough Local Plan. The extensions proposed to 4 Copse Avenue are not considered to have a detrimental impact on the character and appearance of the surrounding area as the main is situated off the highway and is not prominent within the street scene.

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 space.

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 of the two dwellings currently under construction to the west of 4 Copse Avenue. The proposed development to the main house at number 4 would not result in a harmful loss of light, harm the outlook or appear overbearing to the two dwellings currently under construction, which were approved under application 181306.



Fig 1. Three-bedroom houses (x2) under construction to the west of 4 Copse Avenue (approved under application 181306). Site photo taken by Case Officer on 09/08/2021.

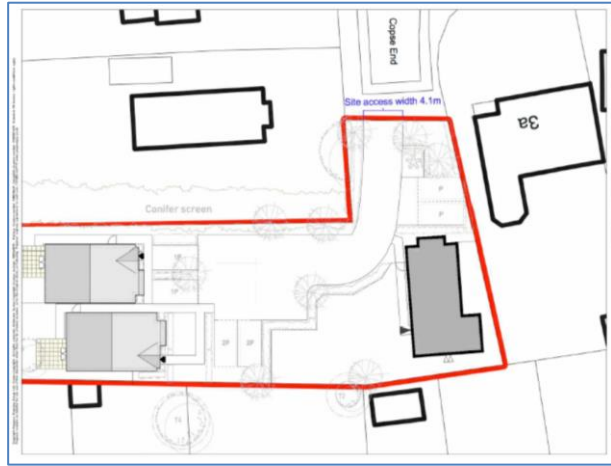


Fig 2. Approved 'Site Access Layout' plan for application 181306.

An objection was received from 3a Copse Avenue; which raised concerns that there would be harmful overlooking to their property as a result of the proposed extensions, and that the proposed development would appear overbearing and result in a harmful loss of light to the rear garden.

Officers shared the concerns of harmful overlooking to number 3a, as windows were proposed to the side elevation serving the bedroom, which overlooked the rear garden of 3a. The window was therefore revised to small high level window to address this concern. A window to the north facing elevation of the 'L-shaped' dormer was also proposed, however, officers raised concerns that this would also harm the living conditions at 3a with concerns of overlooking to the rear of the main house and the rear garden. The plans were revised to remove this window and instead insert a roof light to the rear roof slope. It is considered that the plans have been suitably revised to address concerns of harmful overlooking to neighbouring properties. One side facing window is proposed to a bathroom, overlooking 3a, however, this window has been specified on the plans as obscure glazed with restrictive opening. The obscure glazing of this window will also be secured via condition to ensure that this window remains obscure glazed to safeguard neighbouring properties from harmful overlooking.

The proposed development is not considered overbearing to 3a. The proposed development is not considered to have a significant visual impact on the outlook from 3a to the point of refusal. The principle of a building to the side of 3a has already been established by virtue of the existing dwelling at number 4, with the extensions proposed not considered to drastically alter the existing arrangement to the point that number 4 would be considered overbearing to 3a. It is considered that there is a sufficient separation distance between habitable rooms at 3a and the proposed development, despite the proposed extensions being close to the boundary to 3a. There is not considered to be a harmful loss of light to the rear garden at 3a, as 3a benefits from a large, wide rear garden. It is acknowledged that there may be a partial loss of light to the west side of the rear garden at 3a, but not harmful to the point of refusal given the size of the garden. It is considered unlikely that there would be a harmful loss of light to habitable rooms at 3a given the separation distance from the proposed development.

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 4 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.

7.4 Transport

The loss of the garage is not considered to result in a harmful loss of parking, as the proposal site is still capable of providing two on-site vehicle parking spaces despite the loss of the garage. This was witnessed during the site visit as two vehicles were parked side by side to the north of the main house.



Fig 3. Two vehicles parked on site. Site photo taken by Case Officer on 09/08/2021.

Two on site vehicle parking spaces have been demonstrated on the proposed block plan, which also corresponds with the 'Site Access Layout' plan approved under application 181306. The development meets the requirement of two on site vehicle parking spaces for a three-bed dwelling within zone 3, as outlined in the Revised Parking Standards and Design SPD (2011). Therefore, the proposed development is considered in accordance with Policies TR3 and TR5 of the Reading Borough Local Plan.

7.5 Air Quality

This proposal has been considered against Reading Borough Local Plan policy EN15, as the proposal site is within an Air Quality Management Area (AQMA). As demonstrated in the policy, this proposal does not meet the requirements for an Air Quality Assessment (AQA) and is considered not enough of a detrimental impact air quality to warrant such an assessment due to the size and scale of the proposal.

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 - 12721-04
- Block and Location Plans - 12721-07

Received on 19/06/2021

- Proposed Elevations - 12721- Rev B
- Proposed First Floor Plan - 12721-05 - Rev A

Received on 06/10/2021

- Existing & Proposed Roof Plans - 12721-08 - Rev A

Received on 07/10/2021

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.

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 application form 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.

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.

PD3: Obscure Glazing

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) the proposed first floor north facing windows shall be top openable above 1.7m as a minimum when measured from the floor level of the respective rooms, and glazed with obscure glass before occupation of the development hereby approved and shall be permanently maintained as such.

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