

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 210335/HOU

Address: 141 Upper Woodcote Road

Applicant: Mr & Mrs Anand

Proposal: Two storey rear extension and internal alterations. Single storey side extension to form store. 2no. new side windows to original dwelling at first floor where new bathrooms formed. Rooflight to bring light into landing. Removal of chimney stack to one side of the property

Agreed Target date: 15/07/21

Case officer: Connie Davis

Site Description and Surrounding Area:

The application site is a two-storey link-detached property located on the southern side of Upper Woodcote Road. It has a hipped roof and attached car port. The surrounding area is residential with large properties located in substantial sized plots. Along the western boundary of the site is a number of trees (located at the adjoining property). Vegetation also screens the rear boundary of the site with Hewett Close.

The application building is not listed, nor is it located in a conservation area. However, it is within an Air Quality Management Area.

Proposal:

Planning permission is sought for a two-storey rear extension, in addition to a single storey rear extension behind the existing car port. Minor alterations to the main house are also proposed; more specifically the installation of two additional first floor side windows on the east elevation of the property and the removal of one of the chimney stacks, and the installation of a rear rooflight.

The two storey rear extension would measure a depth of 4m, have an eaves height of 4.8m, maximum height of a and have a width of the entire house. It would have a double pitched/ gable roof.

The single storey side extension behind the car port would measure approximately 2.2m in depth and width. It would have a maximum height of 3.7m and a mono-pitched roof.

Materials are proposed to match the main dwelling.

Plans Considered:

2020.18.PL.100 - Location Plan

2020.18.PL.104 - Existing Site Plan

2020.18.PL.102 - Existing Plans

2020.18.PL.103 - Existing Elevations

2020.18.PL.101 - Existing Block Plan

2020.18.PL.111 - Proposed Block Plan

2020.18.PL.113 - Proposed Elevations

Planning Statement

Received 3rd March 2021

Photograph of Lime Tree

Received 15th April 2021

2020.18.PL.114.A - Proposed Site Plan

2020.18.PL.112.A - Proposed Plans

Received 10th May 2021

Relevant Planning History:

050684 - Double storey rear extension - Application Permitted

Consultation Responses:

Internal Consultation

Natural Environment - No objections subject to pre-commencement condition.

External Consultation

The following addresses were formally consulted via letter on 10/03/21:

139, 143 Upper Woodcote Road
2 Hewett Close

In addition, a site notice was sent displayed between 16th March 2021 - 6th April 2021.

No representations have been received.

Discussions with applicant/ agent

The agent was contacted to discuss further tree information required by the Natural Environment Officer. The agent agreed to the inclusion of a pre-commencement condition to receive further surveys to ensure the trees and their root protection areas are protected from development.

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 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

National Planning Policy Framework;
National Planning Policy Guidance;

Reading Borough Local Plan (2019)

CC7 Design and the Public Realm
CC8 Safeguarding Amenity

- H9 House Extensions and Ancillary Accommodation
- H10 Private and Communal Outdoor Space
- TR3 Traffic, Access and Highway-Related Matters
- EN14 Tress, Hedges and Woodland

Supplementary Planning Guidance - A Design Guide to House Extensions (2021)

Appraisal Checklist

H9 states: An extension to a house will be acceptable where it:

- A. Respects the character of the house in terms of scale, location, materials and design;

To assess this, the following has been considered - would the proposal:

- Detract from the appearance of the original building through the use of ill-matching materials and by not fitting in with the design, scale and proportions of the original building; **NO**, the two storey extension is considered of a suitable design in relation to the main house. It would have a double pitched roof which would be in line with the sides of the hipped roof of the main house. It would be set down from the ridge of the main house by 2m so as to appear a suitably subservient addition. It would have a depth of 4m which is considered of an acceptable depth in relation to the proportions of the main house. The scheme is of similar design to that approved in 2005 (see planning history).

The single storey side extension is considered of very modest scale and of a suitable design. The proposed addition of two side windows at first floor level and the removal of a chimney stack are also considered modest alterations that are suitable in the context of the host building.

- Reduce the amount of usable amenity space for the property to an unacceptable degree; **NO**, adequate amenity space would still be retained.
- Require the loss of trees in the garden or put significant trees at risk; **NO**, subject to pre-commencement condition. There are 5 Lime trees growing beyond the site's western boundary in the rear garden of no. 143 are a notable arboricultural feature, albeit currently in a pollarded form. These are indicated on the proposed plans, indicated as T1 - T5. It is important to avoid detrimental impact on these trees during or following development. Tree protection measures and a brief AMS must be submitted and approved to ensure these trees are adequately protected by development. The brief AMS should describe the process to be followed if roots larger than 25mm in diameter are found when digging foundations trenches within T2's RPA. This will be secured via condition.

- B. 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;

- & C. Does not present an overbearing impact on neighbours or a large blank façade to public areas

To assess this, the following has been considered - would the proposal:

- Significantly reduce the amount of daylight and sunlight enjoyed by neighbouring properties; **NO**, a line of 45 degrees was taken from the first floor windows of both adjacent properties (nos. 139 and 143 Upper Woodcote Road) and this was not breached. As a result these neighbouring windows would still be considered to receive a suitable level of sunlight. No. 145 Upper Woodcote Road has a side facing dormer which faces onto the application site. Whilst the increase in bulk of development would be noticeable from this window, the development would be situated in excess of 20m away so as not considered to result in a loss of light to this window.
- Invade the privacy of neighbouring properties through overlooking from windows or balconies; **NO**, two first floor side windows are proposed on the eastern side elevation of the original house. These would serve two ensuite bathrooms and would be obscure glazed. On the same side elevation, a ground floor window would be installed to serve the lounge, although this would be a secondary window. Two other ground floor side windows are also proposed on the western side elevation to serve the kitchen; these again would be secondary windows.

From images of the site, no. 139 (to the east) does not have any side facing windows (only a door) so the two-storey extension would not be considered to invade the privacy of this neighbour by way of the proposed lounge window and ensuite windows. Nevertheless, a condition ensuring these first floor ensuite windows remain obscure glazed will be attached in the interests of neighbouring amenity. No. 143 (to the west) has one first floor side facing window, but no first-floor windows would be placed on this side elevation. The two ground floor side windows would also not be considered to result in a loss of privacy for the neighbour due to being positioned 3m off the neighbouring site boundary, and the boundary being screened with vegetation.

- Detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **NO**, the rear building line of properties on the road is not uniform, as such, the extension at the rear of the property would not be considered out of place with the surrounding building pattern.
 - Detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **NO**, the proposal would have limited visibility within the street scene; the mono-pitched roof of the single storey side extension (behind the existing car port) would be visible and not considered to detract from the appearance of the main house or surrounding area. Materials are also proposed to match the host dwelling and so should blend in with the finishes of the main house.
- D. Does not result in a loss of biodiversity within garden - NO
- E. Ancillary accommodation, such as granny annexes, will be acceptable where it would not be capable of operating as a separate dwelling which could be let or sold separately - NO

CC8: states: Development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of:

- Privacy and overlooking; **No**

- Access to sunlight and daylight; **No**
- Visual dominance and overbearing effects of a development; **No**
- Harm to outlook; **No**
- Noise and disturbance; **No**
- Artificial lighting; **No**
- Vibration; **No**
- Dust and fumes; **No**
- Smell; **No**
- Crime and safety; **No** or
- Wind, where the proposals involve new development of more than 8 storeys - **N/A**.

Conclusion

The proposed development would not be harmful to the character or appearance of the site or its surroundings and would not have a detrimental impact on the original building or neighbouring properties. As such the proposed works are considered to be in accordance with CC7 (Design and the Public Realm), CC8 (Safeguarding Amenity) and H9 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) along with the Councils Supplementary Planning Guidance A Design Guide to House Extensions (2003).

RECOMMENDATION: GRANT PERMISSION

Conditions

1. TL1 - 3 year time limit.
2. Approved plans
3. Materials to match
4. First floor side windows to remain obscure glazed
5. No development shall commence on site (including demolition or preparatory works) until an Arboricultural Method Statement and a Tree Protection Plan in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice for all existing trees that are not shown as being removed on the approved drawings, both within and adjacent to the site, has been submitted to and been approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved Arboricultural Method Statement and Tree Protection Plan.

REASON: In order to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

Informatives

1. Terms
2. Building Control
3. Construction & Demolition
4. Encroachment
5. Pre-commencement conditions
6. Positive and Proactive