

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 200334/HOU

Address: 192a Upper Woodcote Road

Applicant: Mr Colin Browning

Proposal: Proposed single-storey side and rear extension

Target date: 17/07/20

Case officer: Connie Davis

Site Description and Surrounding Area:

The application site is a detached bungalow located on a private access track off Upper Woodcote Road.

The application site is not listed, nor in a conservation area.

Proposal:

Householder planning permission is sought for a wrap-around single storey rear/ side extension. It would measure a depth of 3.5m to the side, and 3m to the rear. From the front elevation, the extension would be in line with the existing dwelling. It would have a pitched roof and materials to match the host dwelling.

Plans Considered:

20011.S.PP-05 - Location Plan

20011.S.PP-06 - Block Plan

20011.S.PP-01 - Existing ground floor plan

20011.S.PP-03 - Proposed ground floor plan draft 2
5 x CGIs

Received 3rd March 2020

20011.S.PP-02 - Existing Elevations Rev A

20011.S.PP-04 - Proposed Elevations Rev A

Received 4th May 2020

Bat Emergence and Re-Entry Survey Ref: R2552/a - July 2020

Received 6th July 2020

Relevant Planning History:

121226/FUL - Single storey side extension - Application Permitted

Consultation Responses:

Internal Consultees

Ecology - no objections

External Consultation

The following addresses were formally consulted via letter on 12/03/20:

22, 24 Gurney Close
7 Crispin Close
69 Woodcote Way
184, 186 and 188 Upper Woodcote Road

In addition, a site notice was sent to the agent on 12/03/20.

No responses have been received.

Discussions with applicant/ agent

Amended plans were received showing the correctly labelled elevations. In addition, a bat survey was required at the request of the Ecologist.

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
EN12 Biodiversity and the Green Network

Supplementary Planning Guidance - A Design Guide to House Extensions (2003)

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 proposed dimension of the extension are considered modest in relation to the scale of the main house. Although the Council's Design Guide to House Extensions encourages extensions visible within the public domain (particularly at the front) to be of a smaller scale/ subservient to the host dwelling (ie. by setting extension back from the front elevation or down from the ridgeline), given that the property is a bungalow, it is considered that applying these techniques would in fact result in a more contrived design from the street scene. As such, in this instance, the design is considered acceptable.**
 - Reduce the amount of usable amenity space for the property to an unacceptable degree; **NO**
 - Require the loss of trees in the garden or put significant trees at risk; **NO**
- 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, the site is sufficiently set off neighbouring boundaries.**
 - Invade the privacy of neighbouring properties through overlooking from windows or balconies; **NO, the site is sufficiently set off neighbouring boundaries.**
 - Detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **NO**
 - Detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **NO, materials are proposed to match the host dwelling. The property is also set far back from the prevailing street scene.**
- 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**.

Other Matters

Ecology

Following the submission of a suitable bat survey, the proposal is considered compliant with Policy EN12 of the Reading Borough Local Plan 2019.

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. Matching materials

Informatives

1. Building Control
2. Construction & Demolition
3. Terms
4. Encroachment
5. Positive and Proactive

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