

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Southcote

App Ref: 201549/HOU

Address: 50 Lea Close, Reading, RG30 3NB

Proposals: Part 2 storey and single storey side extension, single storey rear extension, loft conversion with rear dormer windows, double garage reduced to single (Amended Description)

Case Officer: Mr David Brett

Applicant: Mr & Mrs Tipper

Date received (valid from): 04/11/2020

Target Decision date: 08/01/2021, extension of time agreed on decision from 30/12/2020.

1. INTRODUCTION

The proposal site is two storey semi-detached dwelling on Lea Close in Southcote. The surrounding area is predominantly residential and consists of similarly designed two storey semi-detached dwellings. 50 Lea Close is situated at the corner of Lea Close and Underwood Road. While the dwelling is designated as Lea Close, it is considered that the semi-detached pair of 7 Underwood Road and 50 Lea Close sit more prominently on Underwood Road. 50 Lea Close contains a ground floor rear extension that was not permitted by Reading Borough Council, however, it is considered that the ground floor rear extension falls within permitted development requirements under Part 1 Class A of the GDPO.

Application 200643 was previously approved at 50 Lea Close (details in section 3 of this report). The proposals within application 201549 differ from 200643 as the dormer approved within 200643 has been removed, while the proposed first floor extension has an increased width.

A site visit for this application was not possible due to the Coronavirus lockdown. The applicant supplied site photos on 25/06/2020 (site photos submitted for application 200643). These photos were used for the purpose of determining this application.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a part 2 storey and single storey side extension, and single storey rear extension. The application also proposes to reduce the size of the garage from double to single.

Plans considered:

- ~~Location : Site Plans - 2020:2381:A3:1~~
- Ground Floor As Proposed - 2020:2381:A3:2 Rev B
- First Floor As Proposed - 2020:2381:A3:3 Rev B
- Roof Space As Proposed - 2020:2381:A3:4 Rev C
- Roof Plan As Proposed - 2020:2381:A3:5 Rev D
- Section As Proposed - 2020:2381:A3:6 Rev D
- Elevations As Proposed - 2020:2381:A3:7 Rev D
- Garage : As Existing and As Proposed - 2020:2381:A3:8 Rev A
- Ground Floor Plan As Existing - 2020:2381:A3:E1
- First Floor Plan As Existing - 2020:2381:A3:E2
- Elevations As Existing - 2020:2381:A3:E3

Received on 04/11/2020

- Location : Site Plans - 2020:2381:A3:1 Rev A

Received on 10/12/2020

3. RELEVANT PLANNING HISTORY

200643 - Part 2 storey and single storey side extension, single storey rear extension, loft conversion with rear dormer windows, double garage reduced to single (Amended Description) - Application Permitted on 02/07/2020

4. CONSULTATIONS

4.1 The following addresses were consulted by letter.

49 Lea Close, Reading, RG30 3NB

1 Lea Close, Reading RG30 3NB

7 Underwood Road, Reading, RG30 3LY

Reading Borough Council, Transport - Response received on 05/12/2020

- Submitted plans indicate that the double garage is to be reduced to a single garage, this will therefore result in the loss of a parking space. Plans do not indicate the proposed parking layout. In accordance with the Councils current Parking Standards and Design SPD 2 off road parking spaces are required. Revised plans are required illustrating proposed parking layout for 2 vehicles, however I am happy to deal with this by way of condition.

Reading Borough Council, Transport - Response received on 10/12/2020 following review of proposed parking layout

- I can confirm the parking layout is deemed acceptable.

A site notice was erected on 18/11/2020, expiring on 09/12/2020. No consultation responses have been received for 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

A Design Guide to House Extensions SPG (2003)

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 ground floor works to 50 Lea Close consist of a ground floor wraparound extension, with a first floor extension to the East elevation.

The proposed works to the East elevation of 50 Lea Close include a ground floor extension and first floor extension. The depth of the proposed ground floor extension to the East of the dwelling is 2.3m and has a ground to eaves height of 2.3m. The width of the ground floor extension is 10.9m. The ground to floor eaves height of the first-floor element is 4.8m and has a width of 5.4m. The first-floor element is situated at the centre of the East elevation of 50 Lea Close. The first floor extension serves as proposed bathroom and ensuite as demonstrated on the proposed first floor plan.



1. East Elevation of 50 Lea Close (photo provided by agent).



2. East Elevation of 50 Lea Close (photo provided by agent).

The proposed works to the South Elevation of 50 Lea Close include a ground floor extension, which will retain the width of the existing rear extension of 2.7m, however the proposed width of the ground floor works is 9m.

Overall, the proposed works at ground floor level (wraparound extensions) are considered identical the plans approved within application 200643, this also applies to the proposed garage size reduction. As a result, the proposed works at ground floor level are considered acceptable. The width and height of the proposed first floor extension has been increased from application 200643, however, the increase size of the first floor side extension is still considered acceptable and subservient to the existing dwelling and not a harmful addition to the street scene.



3. South Elevation of 50 Lea Close (photo provided by agent).

Overall, the proposals are considered acceptable in terms of size and scale and contribute positively to the character and appearance of the existing dwelling. The modest depth of the proposal in relation to the existing dwelling is considered to reduce the visual impact of the wraparound extension and contribute the overall subservience of the proposal. The first-floor element is not considered unacceptable in terms of its size and scale in relation to the existing dwelling.

The host dwelling is designated as being on Lea Close, however, it is considered that the host dwelling sits just as, if not more prominently along Underwood Road. The works proposed would not infringe the building line along Underwood Road, however, the proposed works to the East of the host dwelling would extend beyond the existing building line along Lea Close. Whilst this is the case, it is not considered that the proposals would harm the building line along Lea Close to the point of refusal for this application.



4. Proposal site in relation to Underwood Road to the North, and Lea Close to the East.
(Image retrieved from Google Maps on 30/06/2020).

The existing garden fence (which has been retained within the plans) would obscure a large portion of the works to the South and East of 50 Lea Close. In the context of the overall street scene, the proposed works at the East elevation are considered a side extension. The works that would not be obscured by the garden fence are considered modest and acceptable with regards to the character and appearance of the overall street scene.

With regards to materials used in the construction of all aspects of the proposal; very little information has been provided. A condition will be attached to an approval of this application requiring materials to match the existing dwelling throughout all aspects of the proposed development. This is to retain the overall character and appearance of the existing dwelling. The arrangement of windows of doors within all aspects of the proposed development is considered acceptable.

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*

It is not considered that the proposed development would harm amenity to adjoining or neighbouring properties.

The height and scale of the proposed ground floor extension to the South of 50 Lea Close is not considered to reduce privacy to 7 Underwood Road. It is also considered that the proposal would not result in a loss of sunlight or daylight to 7 Underwood Road due to the works being performed at the south elevation of the property. The proposed works are also considered subservient unlikely that the proposed works would have a visually dominant or overbearing impact to 7 Underwood Road.

Due to the separation distance between 50 Lea Close and other neighbouring properties, it is not considered that the proposed works would harm amenity to the surrounding area to the point of refusal 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. As the size of the private outdoor space will still be larger than the usable floor space of the dwelling on the ground floor.

7.4 Transport

The revised plans now demonstrate that the space that was originally a proposed garage is now proposed as a storage room. In accordance with the Revised Parking Standards SPD, it has been demonstrated on the plans that there is sufficient on-site parking for two vehicles. Two on site vehicle parking spaces is a requirement within the Revised Parking Standards SPD for a 2 bedroom dwelling within zone 3. This will be secured via a compliance condition.

It is considered appropriate to include a condition to any approval of this application that secures the reduced garage as ancillary to the main house. While the size of the existing garage is being reduced, it is considered that the garage has the potential to be converted to a habitable living space.

7.5 Cumulative Scheme

It is acknowledged that potentially both the proposed works submitted under application 201549 and the approved plans under 200643 could be implemented. This in particular concerns the approved dormers under application 200643, which have not been sought under application 201549. Should the approved dormers be implemented alongside any plans approved under application 201549, it is not considered that there would be any significant harm as a result of a potential combined scheme.

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:

- Ground Floor As Proposed - 2020:2381:A3:2 Rev B
- First Floor As Proposed - 2020:2381:A3:3 Rev B
- Roof Space As Proposed - 2020:2381:A3:4 Rev C
- Roof Plan As Proposed - 2020:2381:A3:5 Rev D
- Section As Proposed - 2020:2381:A3:6 Rev D
- Elevations As Proposed - 2020:2381:A3:7 Rev D
- Garage : As Existing and As Proposed - 2020:2381:A3:8 Rev A
- Ground Floor Plan As Existing - 2020:2381:A3:E1
- First Floor Plan As Existing - 2020:2381:A3:E2
- Elevations As Existing - 2020:2381:A3:E3

Received on 04/11/2020

- Location : Site Plans - 2020:2381:A3:1 Rev A

Received on 10/12/2020

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.

PD6: Ancillary Domestic Use

The single garage hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling known as 50 Lea Close, Reading, RG30 3NB.

REASON: To accord with the terms of the application, and to ensure that separate occupation of the extension/building would not detract from the amenities or living conditions of neighbouring residential properties (or the character of the locality) in accordance with Policy H9 of the Reading Borough Local Plan 2019.

DC1: Vehicle Parking (As Specified)

The dwelling(s)/building(s) hereby permitted shall not be occupied until all vehicle parking space(s) have been provided in accordance with the plans hereby approved. The space(s) shall be kept available for parking at all times thereafter.

REASON: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy TR3 and TR5 of the Reading 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.