

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Peppard

App Ref: 201561/HOU

Address: 2 Lowfield Green, Reading, RG4 6NZ

Proposals: Single storey rear extension. Two storey side extension for elderly parents assisted living annexe.

Case Officer: Mr David Brett

Applicant: Mr B Dang

Date received: 05/11/2020

Valid from: 09/11/2020

Target Decision date: Originally 04/01/2021; an extension of time was agreed until 08/01/2021.

1. INTRODUCTION

The proposal site is a two storey detached dwelling located on the corner of Lowfield Green and Lowfield Road, Caversham. The surrounding area is considered predominantly residential, with a mix of detached and semi-detached dwellings.



Fig 1. Site photo provided by agent on 14/11/2020.

A site visit for this application was not possible due to the Coronavirus lockdown. The agent supplied site photos on 14/11/2020. These photos were used for the purpose of determining this application.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a single storey rear extension, and two storey side extension to serve as an assisted living annexe.

Plans considered:

- Existing Plans & Elevations - P-01
- Proposed Plans & Elevations - P-02

Received on 09/11/2020

3. RELEVANT PLANNING HISTORY

Application site

990714 - Erection of 1 x detached dwelling - Application Permitted on 14/03/2001

010549 - Erection of house and garage - Application Permitted on 20/06/2001

Nearby sites

11 Lowfield Green

- 041274 - Demolition of existing double garage and utility; erection of new double garage with utility room at rear with bedroom accommodation above at first floor level. - Application Permitted on 17/01/2005

20 Lowfield Green

- 152157 - Proposed 1st floor extension over existing attached garage and garage conversion to form kitchen diner and master bedroom. - Application Permitted on 05/02/2016

1 Earlsfield Close

- 140339 - Demolition of garage and construction of a two storey side extension and single storey front extension (re-submission of 131664). - Application Permitted on 07/05/2014
- 141123 - Part two storey side extension and single storey front extension. - Application Permitted on 05/09/2014

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

- 4 Lowfield Green, Caversham, Reading, RG4 6NZ
- 6 Lowfield Green, Caversham, Reading, RG4 6NZ
- 6C Lowfield Green, Caversham, Reading, RG4 6NZ

A site notice was displayed from Friday 11th December 2020, expiring on Friday 1st January 2021. No further 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

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 proposed development consists of the erection of a single storey rear extension, and two storey side extension. As part of the proposed works, the existing conservatory is to be demolished to allow for the rear extension.

The proposed single storey rear extension has a depth of 3m, and extends the full width of the existing rear elevation to 2 Lowfield Green. The ground to eaves height of the rear extension is 2.35m, has a maximum height of 3.8m, and features a pitched roof. Set within the pitched roof are five roof lights.

The proposed two storey side extension is set back from the existing front elevation of 2 Lowfield Road by 0.85m. The width of the proposed two storey side extension is 4m, features a pitched roof with gable end, the roof is set down from the existing ridge by 0.2m

Overall, the proposed works are considered subservient to the existing dwelling from the street scene. The materials have been specified to match the existing dwelling on the application form throughout the proposal. The arrangement of doors and windows on both the rear extension and side extensions are considered acceptable. Therefore the proposed extensions are considered in accordance with policy H9 of the Reading Borough Local Plan.



Fig 2. Side elevation. Site photo provided by agent on 15/11/2020.



Fig 3. Rear elevation. Site photo provided by agent on 15/11/2020.

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 submission specifically details that the side two storey extension is for an elderly parents assisted living annexe. The floor plans submitted demonstrate that this will be accessed internally from within the existing property at the front (rather than a separate access), albeit separate access / self-containment could simply be achieved from the rear. With Policy H9 in mind it is considered necessary and reasonable to include a condition stating that the extensions hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling known as 2 Lowfield Green, Reading, RG4 6NZ. The reason for this condition is to accord with the terms of the application, and to ensure that separate occupation of the extension(s) 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. In this instance it is considered that a condition is more appropriate than a s106 obligation.

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 (amongst other matters):

- *Privacy and overlooking*
- *Access to sunlight and daylight*
- *Visual dominance and overbearing effects of a development*
- *Harm to outlook*

With regard to the impact of the development on 6b Lowfield Road, which is to the rear of 2 Lowfield Green, it is not considered that the proposed works would harm the living conditions at 6b Lowfield Road with regards to overlooking, loss of light, or visually dominant development (or any other CC8 consideration).

The proposed works at 2 Lowfield Green are also not considered to harm the living conditions at 4 Lowfield Green. The main house 4 Lowfield Green is situated further back from the highway than 2 Lowfield Green, as a result, the rear elevation extends beyond the rear elevation of 2 Lowfield Green. While the proposed rear extension at 2 Lowfield Green has a depth of 3m, the proposed rear extension is not considered to result in a loss of light or appear overbearing to 4 Lowfield Green. This is due to the size and scale of the proposal, orientation of both 2 and 4 Lowfield Green, and separation distance between 2 and 4 Lowfield Green. The proposed two storey side extension is not considered to have any significant impact the living conditions at number 4 due to the location of the proposed extensions.

With regards to the wider street scene, it is acknowledged that the two-storey side extension with a width of 4m will be clearly visible from the highway, both along Lowfield Green and Lowfield Road. The two-storey side extension, however, is not considered overbearing or visually dominant to the point of refusal for this application. The two-storey side extension is set down from the existing ridge and back from the existing front elevation, giving the proposal a subservient look. As mentioned in section 3 of this report, there are examples of similar two storey side extensions along Lowfield Green and in the surrounding area. As a result, the proposed extensions are not considered to be harmful to the character and appearance of the surrounding area in accordance with H9 and CC8.

The proposed development is not considered to harm the living conditions at any other properties within the surrounding area. Overall, the proposed single storey rear extension is not considered to harm the living conditions to neighbouring properties or the surrounding area.

Therefore, the proposed development is considered 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.

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:

Plans considered:

- Existing Plans & Elevations - P-01
- Proposed Plans & Elevations - P-02

Received on 09/11/2020

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 extensions hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling known as 2 Lowfield Green, Reading, RG4 6NZ.

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.

11. INFORMATIVES

Standard Informatives