

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Whitley

App Ref: 201771/HOU

Address: 27 Lamerton Road, Reading, RG2 8AS

Proposals: Single storey rear extension

Case Officer: Mr David Brett

Applicant: Mr & Mrs Wu

Date received (valid from): 09/12/2020

Target Decision date: 03/02/2021

1. INTRODUCTION

The proposal site is a two storey end terraced dwelling located on Lamerton Road, Whitley. The surrounding area is considered predominantly residential, with a mix of terraced rows and semi-detached dwellings.



Fig 1. Rear of 27 Lamerton Road. Site photo provided by agent on 16/12/2020.

A site visit for this application was not possible due to the Coronavirus lockdown. The agent supplied site photos on 16/12/2020. These photos were used for the purpose of determining this application.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for the erection of a single storey rear extension, with the demolition of the existing rear extension required to facilitate this development. Additional access to number 27 is also proposed on the side boundary, which opens out onto the alley between number 27 and 25.

Plans and documents considered:

- Existing & Proposed Plans & Elevations - 01-E
- Planning application and building control for 27 Lamerton Road, Whitley, RG2 8AS - Letter from Occupational Therapist at Brighter Futures for Children - dated 07/12/2020

Received on 09/12/2020

It is relevant to note from the outset that the design of the proposed extensions and layout have been created to allow access for two children who are both registered disabled under the

Chronically Sick and Disabled person Act 1970. The letter from Brighter Futures for Children requests that the plans be considered with the long-term needs of the children in mind.

3. RELEVANT PLANNING HISTORY

940947 - Two storey side extension - Application Permitted on 19/07/1994

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

- 25 Lamerton Road, Whitley, Reading, RG2 8AS - No response received
- 29 Lamerton Road, Whitley, Reading, RG2 8AS - No response received
- 25 Ashmore Road, Whitley, Reading, RG2 8AG - No response received
- 27 Ashmore Road, Whitley, Reading, RG2 8AG - No response received

A site notice was displayed from Monday 21st December 2020, expiring on Monday 11th January 2021.

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.

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 is for a single storey rear and side extension to 27 Lamerton Road. The existing rear extension / conservatory structure is to be demolished to allow for the proposed development. The existing conservatory has a depth of 3.6m and a width of 4.9m. The ground to eaves height of the existing conservatory is 2.7m with a maximum height of 3.25m from the pitched roof. The proposed rear and side extension has a depth of 6m, and is staggered due to the angle of the rear garden from the rear elevation of the dwelling house. The proposed rear extension extends beyond the side elevation of the existing two storey side extension by 1.45m due to the angle of the plot. The footprint of the proposed extensions is 40m², features a flat roof, and has a maximum height of 2.75m.

The layout of the proposed rear / rear-side extension includes two bedrooms, a bathroom and a hallway providing access to the main house. The rear elevation features two windows, one serving the bathroom, the other serving bedroom one. One window is proposed to the side elevation looking towards the side boundary at number 29. An access door is proposed to the rear elevation, providing access to the rear and side extension via the proposed relocated gate to the side boundary.

Overall, the proposed works are considered subservient to the existing dwelling from the street scene. The proposed works are unlikely to have a significant impact on the street scene. Whilst the staggered design is not typical or characteristic of the area (thereby they would normally be considered not to align with the general thrust of some elements of CC7), it is acknowledged that the extensions appear to have been designed sensitively to provide the access requirements as detailed in the letter provided by Brighter Futures for Children (as discussed further in this report).

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 to adequately be in accordance with policy H9 of the Reading Borough Local Plan (when also factoring in the additional access and special circumstances considerations detailed below).

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 (amongst other matters):

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

It is considered unlikely that the proposed development would harm the living conditions to 25 Lamerton Road. The proposed rear extension is considered to have been sensitively design, with the size and scale of the proposed works not considered to harm the living conditions at number 25. The separation distance between the proposed works and the rear garden and habitable rooms at number 25 is such that it is likely that the proposed works would not appear overbearing, harm the outlook from number 25 or result in an unacceptable loss of light. The alleyway between number 25 and 27 also contributes to the view that the separation distance between the proposed extensions and number 25 is such that harm would not be caused by this development. It is also acknowledged the site elevations to the extensions are set from the side boundaries on both sides to number 25 and 29. The single storey nature of the proposed works,

minimised height and flat roof design all contribute to minimising the impact on the neighbouring property too.

The proposed rear and side extension is not considered to harm the living conditions at number 29. The proposed extensions angle away from number 29 due to the angle of the two respective plots. Due to the height, scale and depth of the proposed extensions, it is not considered that the extensions would appear overbearing to number 29 or result in a harmful loss of light.

In terms of the wider surrounding area, the proposed rear and side extensions are not considered to harm nearby neighbouring properties to the side or rear of number 27. The proposed access gate to the side boundary is considered a necessity to provide appropriate access to the proposed extensions and would not harm the privacy to nearby residents.

It is noted that the proposed extension does include a flat roof. This represents a considerable area and it is therefore necessary to include a condition preventing the flat roof being used as a terrace, to protect nearby amenity.

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.

7.4 Special circumstances of the applicant and related matters

The design of the proposed extensions and layout have been created to allow access for two children who are both registered disabled under the Chronically Sick and Disabled person Act 1970. The letter from Brighter Futures for Children requests that the plans be considered with the long-term needs of the children in mind.

The proposed development is considered sensitively designed, while providing appropriate access and manoeuvrability for the two children both inside and outside the proposed extensions. Access is provided to the extensions via an access ramp to the rear elevation, which is accessed via the new gate to the side boundary. In accordance with policy CC7 of the Reading Borough Local Plan, the proposed development is considered to address the needs of the residents at number 27, providing suitable access to, into and within.

It is considered that these special circumstances of the case have outweighed the staggered design shortfalls of the proposals in the overall planning balance, when applying a critical planning balance on all material considerations. The merits of providing suitable accommodation for disabled children are considered to outweigh any character based shortfalls of the proposals.

Mindful of the above context, it is also acknowledged that in the future when there is potentially a change of ownership of the property, that the proposed extension in combination with the existing two-storey side extension, could facilitate (without significant changes) a separate dwelling. To safeguard this, a compliance condition will detail that 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 27 Lamerton Road, Reading, RG2 8AS.

8. CONCLUSION

The proposed development has been assessed and the proposed works are considered, on balance and having considered the special circumstances of this particular case, 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 & Proposed Plans & Elevations - 01-E

Received on 09/12/2020

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.

PD5: Use of Roof Restricted

The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific 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 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 27 Lamerton Road, Reading, RG2 8AS.

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