

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Southcote

App Ref: 201684/HOU

Address: 12 Pembroke Place, Caversham, Reading, RG4 5HU

Proposals: Proposed part single, part two storey rear and side extension.

Case Officer: Mr David Brett

Applicant: Mr & Mrs Warren

Date received (valid from): 26/11/2020

Target Decision date: 21/01/2021.

1. INTRODUCTION

The proposal site is a two storey semi-detached dwelling located on at the end of a cul-de-sac on Pembroke Place, 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 07/12/2020.

A site visit for this application was not possible due to the Coronavirus lockdown. The agent supplied site photos on 07/12/2020. These photos were used for the purpose of determining this application.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a proposed part single, part two storey rear and side extension.

Plans considered:

- Location Plan - 20017-LO-001
- Existing Site Plan (block plan) - 20017-SU-001
- Existing Floor Plans - 20017-SU-002
- Existing Elevations - 20017-SU-003
- Existing Elevation & Typical Section - 20017-SU-004
- Proposed Site Plan (block plan) - 20017-DD-001
- Proposed Floor Plans - 20017-DD-002
- Proposed Elevations - 20017-DD-003

Received on 26/11/2020

3. RELEVANT PLANNING HISTORY

011360 - Proposed single storey side/rear extension. - Application Permitted on 25/05/2001

161191 - Single storey rear and side extension - Application Permitted on 30/08/2016

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

- 10 Pembroke Place, Caversham, Reading, RG4 5HU - No response received.
- 11 Pembroke Place, Caversham, Reading, RG4 5HU - No response received.
- 13 Pembroke Place, Caversham, Reading, RG4 5HU - No response received.
- 15 Mayfield Drive, Caversham, Reading, RG4 5JP - No response received.
- 17 Mayfield Drive, Caversham, Reading, RG4 5JP - No response received.
- 19 Mayfield Drive, Caversham, Reading, RG4 5JP - No response received.
- 21 Mayfield Drive, Caversham, Reading, RG4 5JP - No response received.

A site notice was displayed from Tuesday 8th December 2020, expiring on Tuesday 29th December 2020. 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

EN15 Air Quality

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 part single storey, part two storey rear and side extension.

The proposed works at ground floor level include a rear and side extension. The rear extension aspect has a maximum depth of 3.7m, and is shaped around the angle of the plot to the side boundary at 11 Pembroke Place. The maximum height of the ground floor rear extension is 3.1m to the rear elevation, and features a flat roof at its nearest point to the side boundary at 11 Pembroke Place. Bifold patio doors are proposed to the rear elevation of the rear extension, providing access to the garden. At flat roof light is proposed above the dining area.

The side extension aspect has a width of 2.1m and is set back from the front elevation by 5m. The ground floor of the side extension features a pitched roof that extends from the front and side elevation of the first floor side extension. The ground floor works also include a covered log storage area to the front elevation of the side extension. This consists of a pitched roof overhang of 2.7m². The works at ground floor level have a footprint of 32m², the footprint of the ground floor extensions approved under application 161191 was 29.5m². Two roof light openings are proposed to pitched roof to the side elevation.

At side/rear extension is proposed at first floor level to serve as a third bedroom. The first floor extension has a floor space of 14.6m². The first floor rear/side extension features a pitched roof, which is set down from the existing ridge by 0.3m. Windows are proposed to the side and rear elevations.



Fig 2. Rear/Side elevation. Site photo provided by agent on 07/12/2020.

The materials used in the construction of the extensions have been specified on the application form to match the existing dwelling throughout. This includes brickwork, roof tiles, windows and doors.

Overall, the proposed development is considered to adequately respect the character and appearance of the existing dwelling and surrounding area in terms of size and scale. The proposed development is considered sufficiently characteristic of the surrounding area, with similarly scaled side and rear extensions. It is considered unlikely that the proposed development would have a significant impact on the street scene on Pembroke Place. 12

Pembroke Place is situated at the end of a cul-de-sac with the majority of the development taking place to the rear of the dwelling. The side/rear extensions are set back from the front elevation by 5m, combined with a maximum width of 2.1m to the side, the proposals are not considered to have a significant impact on the street scene. Therefore, the proposed development is considered in accordance with policy H9 of the Reading Borough Local Plan.

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*

The proposed development is not considered to have a detrimental impact on the living conditions at 11 Pembroke Place. Number 11 is the adjoining neighbouring property to number 12. While the proposed rear extensions are to the side boundary at number 11, the plot angles in towards number 12, as a result, the rear garden at number 11 is wider. Due to this, the side elevation of the ground floor rear extensions are not considered to have an overbearing effect to number 11, or result in a harmful loss of light to habitable rooms or the garden, despite the maximum height of the ground floor rear extension at number 12 being 3.1m. The effects of the ground floor rear extensions at number 12 are lessened by the existence of a 2.2m deep rear extension at number 11, which extends to the side boundary.

At first floor level, it has been demonstrated on the plans that the side elevation of the first floor rear/side extension at number 12 will not infringe a 45 degree angle of light to the nearest habitable room at number 11. The side elevation of the first floor rear extension is set from the side boundary at number 11 by 3.4m. Again, due to the angle of the side boundary, it is not considered that the extensions would worsen the living conditions at number 11 in terms of loss of light or harm to outlook. To protect the privacy of number 11 and to avoid overlooking, conditions will be attached to the approval of this application requiring a separate planning application for a window or opening to the north (side facing) elevation of the first floor rear extension and preventing the flat roof being used as a terrace.

The proposed development is not considered to have a detrimental impact to the living conditions at number 13 Pembroke Place. This is due to the separation distance between 13 Pembroke Place, and the proposed development at number 12. The proposed development is not considered to result in a loss of light or appear overbearing to number 13. A side facing window is proposed to the side elevation of the first floor rear/side extension. While this is the case, this window is not considered to result in a loss of privacy or harmful overlooking to number 13. This is due to the conventional angle of the two plots. In this instance, the proposed side facing window is considered more akin to a rear facing bedroom window. Any sight lines to the rear garden of number 13 would be largely obscured by the existing detached garage at number 13. Again, any potential loss of privacy is further reduced by the separation distance between the proposed development and the rear garden at number 13.



Fig 3. Aerial photograph of 12 and 13 Pembroke Place. Site photo provided by agent on 07/12/2020.

With regards to the wider street scene, the proposed development is not considered to harm the living conditions at any other properties along Pembroke Place, or along Mayfield Drive.

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.

7.4 Air Quality

This proposal has been considered against Reading Borough Local Plan policy EN15, as the proposal site is within an Air Quality Management Area (AQMA). As demonstrated in the policy, this proposal does not meet the requirements for an Air Quality Assessment (AQA) and is considered not enough of a detrimental impact air quality to warrant such an assessment due to the size and scale of the proposal.

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:

- Location Plan - 20017-LO-001
- Proposed Site Plan (block plan) - 20017-DD-001
- Proposed Floor Plans - 20017-DD-002
- Proposed Elevations - 20017-DD-003

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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.

PD2: No New Openings

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) no windows or openings, other than those shown on the approved plans shall at any time be placed in the north (side facing) elevation of the first floor rear extension hereby permitted without the grant of a separate 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 of the Reading Borough Local Plan 2019.

PD5: Use of Roof Restricted

The flat 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.

11. INFORMATIVES

Standard Informatives