

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Southcote

App Ref: 200628/HOU

Address: 20 Vine Crescent, Reading, RG30 3LU

Proposals: Single storey side and rear extension. New roof structure and bifold doors to existing single storey extension (amended description).

Case Officer: Mr David Brett

Applicant: Mr Illingworth

Date received (valid from): 01/05/2020

Target Decision date: 26/06/2020

1. INTRODUCTION

The proposal site is two storey semi-detached dwelling on Vine Crescent in Southcote. The surrounding area is predominantly residential and consists of similarly designed two storey semi-detached dwellings. 20 Vine Crescent 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.



1. Front Elevation of 20 Vine Crescent - photo provided by agent on 22/06/2020

A site visit for this application was not possible due to the Coronavirus lockdown. The applicant supplied site photos on 22/06/2020. 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 to detached house.

Plans considered:

- Block Plan - 768-098-PL
- Location Plan - 768-099-PL
- Existing Floor Plans - 768-100-PL
- Existing Elevations - 768-101-PL
- ~~Proposed Floor Plans - 768-102-PL~~
- ~~Proposed Elevations - 768-103-PL~~

Received on 01/05/2020

- Proposed Floor Plans - 768-102-PLa
- Proposed Elevations - 768-103-PLa

Received on 23/06/2020

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

4.1 The following addresses were consulted by letter.

18 Vine Crescent, Reading, RG30 3LU
22 Vine Crescent, Reading, RG30 3LU
2 Underwood Road, Reading, RG30 3LR
4 Underwood Road, Reading, RG30 3LR

No consultation responses have been received for this application.

A site notice was displayed from 9th May 2020, expiring on 30th May 2020 - no responses have been received.

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

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.*
 - The proposed single storey side and rear extension has a width of 3.6m, and a depth of 6.6m taken from the rear elevation of the original dwelling. The proposal will result in 18.9m² additional floor space. The ground to eaves height of the proposed ground floor rear and side extension is 2.4m
 - Overall, the proposals are considered acceptable in terms of size and scale and contribute positively to the character and appearance of the existing dwelling.
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- *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 single storey rear extension will be visible from the highway along Vine Crescent, however, the front elevation of the proposal is set back from the front elevation of the existing dwelling by 8.6m. In addition, the gap between the side elevation of the two-storey side extension at 18 Vine Crescent (approved under application 070608) and the side elevation of 20 Vine Crescent creates a deep alleyway that is considered to obscure the proposed side and rear extension significantly from the highway.



2. Existing gap between 18 and 20 Vine Crescent - photo provided by agent on 22/06/2020

- Materials used in the construction of the ground floor side and rear extension have been specified to match the existing dwelling. This also applies to the proposed replacement roof to the existing single storey rear extension. The proposed replacement pitched roof is considered an improvement over the existing flat roof to the ground floor rear extension.
- The proposed bifold doors to the existing rear extension are considered acceptable in relation to the character and appearance of the existing dwelling.

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.*
 - The proposed single storey side and rear extension is considered not to result in a loss of biodiversity within the garden as the extension will be constructed on an

already developed part of the garden. The proposed single storey rear extension will be situated on the existing patio.

In addition to the requirements set out in policy H9, the proposal is acceptable on the basis that it will not be used as a separate dwelling. A condition will be attached to any approval of this application requiring the proposed side and rear extension to only be occupied as ancillary to the existing dwelling at 20 Vine Crescent. It is noted that the proposed side and rear extension is labelled a 'Workshop' on the plans. The use of the space for anything other than ancillary to the existing dwelling (business use for example) would require a change of use 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*
 - The proposed ground floor side and rear extension is not considered to harm the living conditions at 18 or 22 Vine Crescent by virtue of the size, scale and location of the development.
 - While the proposed ground floor side and rear extension extends to the side boundary at 18 Vine Crescent, the proposal is not considered to be overbearing or harm the outlook to number 18. This is due to the ground to eaves height of the proposed side and rear extension. While the proposal features a false pitched roof towards the front elevation, that forms a gable to the side elevation of the proposal, the gable would be obscured from view at number 18 by the existing side and rear extension to 18 Vine Crescent. The presence of a garage at the boundary wall within 18 Vine Crescent also allays any concerns that the proposal would harm the outlook from 18 Vine Crescent or present a loss of light to the garden.



3. Image demonstrating two storey side extension, ground floor rear extension, and existing garage to rear of 18 Vine Crescent. Image retrieved from Google Maps on 23/06/2020.
 - It is considered that the proposal would not harm the outlook to side facing windows at number 18 Vine Crescent.
 - The proposed rear and side extension is not considered to harm the living conditions at 22 Vine Crescent. The replacement roof aspect of the proposal from flat to pitched is also not considered to harm the living conditions at 22 Vine

Crescent. The proposed replacement roof is considered to compliment the proposed rear and side extension and contribute positively to the overall proposal and appearance of 20 Vine Crescent.



4. Existing rear extension at 20 Vine Crescent - photo provided by agent on 22/06/2020



5. Rear Elevation of 20 Vine Crescent - photo provided by agent on 22/06/2020.

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:

- Block Plan - 768-098-PL
- Location Plan - 768-099-PL

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- Proposed Floor Plans - 768-102-PLa
- Proposed Elevations - 768-103-PLa

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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.

PD6: Ancillary Domestic Use

The single storey rear and side extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling known as 20 Vine Crescent, Reading, RG30 3LU.

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

IF1: Positive and Proactive Working - approval

The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target timescale for the decision to be issued.

IF5: Terms

Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

IF6: Building Control

Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

IF7: Complaints about construction

Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

IF8: Encroachment

During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the

owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at: www.communities.gov.uk/publications/planningandbuilding/partywall