

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Southcote
App Ref: 200780/HOU
Address: 1 Southcote Lane, Reading, RG30 3AA
Proposals: Two storey side extension and single storey rear and front extensions to replace existing extension and garage building.
Case Officer: James Schofield
Date received (valid from): 9 June 2020
Target Decision date: 18 September 2020

1. SITE DESCRIPTION

The proposed site is one half of a semi-detached dwelling on the southside of Southcote Lane between its junctions with Bath Road and Kenilworth Avenue. This stretch of Southcote Lane has a topography which decreases slightly as one travels southward from Bath Road toward Kenilworth Avenue. As such, 1 Southcote Lane is on slightly lower ground than 49 Bath Road (to the north) and on slightly higher ground than 3 Southcote Lane (the other half of the semi to the south).

1 Southcote Lane is typical of its immediate context. With the exception of 15a Southcote Lane and 45a-c Bath Road, the southern stretches of Southcote Lane and Bath Road between Kenilworth Avenue and the train tracks are semi-detached houses with prominent bays in their front elevations, a high degree of symmetry, mirrored features and materials (including red brick, white render, timber and hanging-tiles) in front elevations, prominent hipped roofs and centrally placed and prominent chimneys. Two symmetrical bays from the ground to the first floor take place in each front elevation prior to any break between couplets of semi-detached dwellings. Garages are frequently attached and to the side - while the building line is somewhat curved.

The site does not benefit from listed status, conservation area protection, designated Green Links, or any protected trees on site. It is, however, within an Air Quality Management Area.

2. PROPOSED DEVELOPMENT

The proposed development includes part two and part single-storey side and rear extensions using matching brick, hipped and flat roof forms broadly reflective of the existing dwelling.

Plans considered:

Drawing Ref: 2020.07.PL.102 Existing Plans
Drawing Ref: 2020.07.PL.103.A Existing Elevations
Drawing Ref: 2020.07.PL.101 Existing Block Plan
Drawing Ref: 2020.07.PL.112 Proposed Plans
Drawing Ref: 2020.07.PL.113.A Proposed Elevations
Drawing Ref: 2020.07.PL.111 Proposed Block Plan
Drawing Ref: 2020.07.PL.100 Location Plan
As received 10 June 2020

3. PLANNING HISTORY

APP Ref:	061120/FUL
Proposal:	Two storey side extension.
Decision:	Permitted
Decision date:	24/04/2007
APP Ref:	091212/FUL
Proposal:	Two-storey side extension, enlargement of garage and single storey front extension.
Decision:	Permitted
Decision date:	06/08/2009

4. CONSULTATIONS

Neighbours

All adjoining neighbours were consulted by letter and no responses were received.

Transport

Officer did not raise any objections providing the following comments;

The proposed extension will result in the loss of the existing detached garage, however a replacement integral garage is proposed. In accordance with the Councils current Parking Standards and Design SPD the recommended dimension for a single garage is 7m Long x 3m wide; the proposed garage does not conform to requirements; however aerial images confirm that there is existing parking on the front garden to accommodate further vehicles.

There are no Transport objections to this application.

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.

I24 Do not damage the verge

You are advised to avoid the use of the grass verges for development related activity, e.g. storage of materials, due to the resulting potential harm to important street trees.

6. LEGAL AND PLANNING POLICY CONTEXT

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.

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 Planning Policy

National Planning Policy Framework (2019)

National Planning Practice Guidance

Reading Borough Local Plan (adopted 2019)

CC7: Design and the Public Realm

CC8: Safeguarding Amenity

H9: House Extensions and Ancillary Accommodation

EN12: Biodiversity and the Green Network

EN15: Air Quality

SPG/SPD

A Design Guide to House Extensions SPG

7. APPRAISAL

7.1 Principle of development

The application seeks permission for a two-storey side and single-storey rear extension of an existing residential dwelling. Such domestic works are supported in principle by Policy H9 (House Extensions and Ancillary Accommodation) of the Local Plan (2019) subject to a number of criteria ensuring the effects of such extensions and alterations respect its context and are not harmful. These considerations will be examined in more detail in the following sections.

7.2 Character and scale

Policy CC7 of the Local Plan states that, development must be of a high design quality that maintains and enhances the character and appearance of the area in Reading in which it is located. Policy H9 states that an extension will be acceptable where it: respects the character of the house, the pattern of neighbouring properties and building lines.

At the ground floor, the two-storey side extension would remove the existing garage to create a front extension accommodating a new larger attached garage/utility space observing the building line of the existing porch. The footprint of the first-floor elements of the side extension would be much smaller than the ground floor, and would be set back and down from the original dwelling - as recommended by the House Extension SPG to retain the visual dominance of the original dwelling in the front elevation. The proposed design is considered sympathetic to the wider context as it would maintain the architectural language of existing main dwelling; replicating its roof pitches, roof types, roofing materials, bricks, windows, and garage siting.

The proposed design of the 5-meter rear extension, which would run the full width of the dwelling and proposed side extension, is considered typical of similar development and sited in a relatively inconspicuous location in terms of character impacts for the dwelling itself.

The proposal is considered to be in accordance with CC7 (Design and the Public Realm), CC8 (Safeguarding amenity) and H8 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) and the Council's Supplementary Planning Guidance "A Design Guide to House Extensions" (2003).

7.3 Amenity

Policy CC8 requires development to refrain from causing a detrimental impact on the living environment of existing residential properties or resulting in unacceptable living conditions for residents of adjoining dwellings. Policy H9 compliments these aims by indicating that acceptable development will not present an overbearing impact on neighbours or public areas.

By virtue of the proposed development site being a corner plot with a broadly northwest/southeast aspect means, the proposed two-storey side extension would not overshadow, impact views, or otherwise be imposing for 49 Bath Road (to the north); while the single-storey rear extension would not be tall enough or close enough to the boundary with 49 Bath Road to have meaningful impacts on amenity for 49 Bath road. 3 Southcote Lane is to the south and west of 1 Southcote Lane which means the potential for loss of sunlight is significantly reduced. Regardless, the proposal still lies outside the 45-degree angle for the mid-point of the dining room window.

The site enjoys a large rear garden and the proposed development would leave well over half the plot undeveloped.

The proposed first-floor front and side elevation windows are proposed to use obscure glazed windows and re-use an existing stained-glass window respectively. A condition requiring the use of materials as specified on the plans is therefore considered sufficient to avoid detrimental impacts upon the privacy amenity of the dwelling and neighbouring sites.

Subsequent to the above analysis, in this instance and based on the sites individual circumstances, the proposed development is deemed to accord with Policy CC8 and the overbearingness considerations of Policy H9.

7.4 Biodiversity and sustainability

Part 'b' of Policy EN12 indicates that all development sites should not result in a net loss of biodiversity or geodiversity, and should provide a net gain for biodiversity wherever possible through new tree planting, wildlife friendly landscaping and other ecological enhancements. These aims are supported by Policy H9 which states that an extension will only be acceptable where it does not result in the loss of biodiversity within gardens.

The proposal is not considered likely to result in a net loss of biodiversity or geodiversity. As such the proposal is considered to accord with the biodiversity and sustainability considerations of Policies H9 and EN12 of the local plan.

8. CONCLUSION

In light of the above assessment the proposal is considered to accord with the requirements of the development plan. As such, the proposed development is recommended for approval subject to conditions.

9. RECOMMENDATION

GRANT

10. CONDITIONS

1. TL1 Standard time-limit
2. AP1 Standard approved plans
3. M3 Materials as specified