

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Church

App Ref: 201178/HOU

Address: 4d Tamarisk Avenue, Reading, RG2 8JB

Proposals: Demolition of existing side garage and construct a Single storey side extension creating a new garage with carport, complete with a dormer loft roof to match in with existing roof.

Case Officer: Mr David Brett

Applicant: Mr & Mrs Paul Mooney

Date received: 20/08/2020

Valid from: 28/08/2020

Target Decision date: 13/11/2020

1. INTRODUCTION

The proposal site is a single-storey semi-detached dwelling on Tamarisk Avenue. The surrounding area is predominantly residential with a mix of semi-detached and detached dwellings. Tamarisk Avenue is situated off of Whitley Wood Road and is in close proximity to The Ridgeway Primary School.

A site visit for this application was not possible due to the Coronavirus lockdown. The applicant supplied site photos on 04/09/2020. These photos were used for the purpose of determining this application.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for the demolition of the existing single storey side elevation garage and the construction of a two-storey side extension, with a replacement garage and carport area at ground floor level and first floor dormer loft roof (front and rear dormers incorporated within the roof slopes) to align with the existing roof profile at the host property.

Plans considered:

- Location Plan 4D Tamarisk Avenue RG2 8JB
- Site Block Plan 4D Tamarisk Avenue RG2 8JB
- 4d Tamarisk Existing Plan - D2 EP
- 4d Tamarisk Existing Elevations - D4 EE
- 4d Tamarisk Proposed Plan - D2
- 4d Tamarisk Proposed Elevations - D4
- 4d Tamarisk Roof Plan - D5

Received on 20/08/2020

3. RELEVANT PLANNING HISTORY

131258/FUL - First floor extension. - Application Permitted on 28/10/2013

172244/HOU - Two storey side extension - Application Withdrawn on 05/02/2018

180318/HOU - Single storey side extension and rear dormer window - Application Permitted on 04/04/2018

181331/NMA - Non-material amendment to planning consent 180318 to replace a bi-fold door with a bi-fold door and a door - Non Material Amendment Agreed on 28/08/2018

181489/HOU - Retrospective application for rear conservatory - Application Permitted on 16/10/2018

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

- 4c Tamarisk Avenue, Reading, RG2 8JB - No response received.
- 5a Tamarisk Avenue, Reading, RG2 8JB - No response received.
- Flat 1, Wroxeter Court, Newstead Rise, Reading, RG2 8JX - No response received.
- Flat 2, Wroxeter Court, Newstead Rise, Reading, RG2 8JX - No response received.
- Flat 3, Wroxeter Court, Newstead Rise, Reading, RG2 8JX - No response received.
- Flat 4, Wroxeter Court, Newstead Rise, Reading, RG2 8JX - No response received.
- Flat 5, Wroxeter Court, Newstead Rise, Reading, RG2 8JX - No response received.
- Flat 6, Wroxeter Court, Newstead Rise, Reading, RG2 8JX - No response received.
- Flat 7, Wroxeter Court, Newstead Rise, Reading, RG2 8JX - No response received.
- Flat 8, Wroxeter Court, Newstead Rise, Reading, RG2 8JX - No response received.
- Flat 9, Wroxeter Court, Newstead Rise, Reading, RG2 8JX - No response received.
- Flat 10, Wroxeter Court, Newstead Rise, Reading, RG2 8JX - No response received.
- Flat 1, Lancaster Court, Newstead Rise, Reading, RG2 8JX - No response received.
- Flat 2, Lancaster Court, Newstead Rise, Reading, RG2 8JX - No response received.
- Flat 3, Lancaster Court, Newstead Rise, Reading, RG2 8JX - No response received.
- Flat 4, Lancaster Court, Newstead Rise, Reading, RG2 8JX - No response received.
- Flat 5, Lancaster Court, Newstead Rise, Reading, RG2 8JX - No response received.
- Flat 6, Lancaster Court, Newstead Rise, Reading, RG2 8JX - No response received.
- Flat 7, Lancaster Court, Newstead Rise, Reading, RG2 8JX - No response received.
- Flat 8, Lancaster Court, Newstead Rise, Reading, RG2 8JX - No response received.

A site notice was displayed from 4th September 2020, expiring on 25th September 2020 - no further 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
Revised Parking Standards and Design SPD (2011)

7. APPRAISAL

7.1 Design

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.*
- *Does not result in a loss of biodiversity within gardens.*

The proposed development consists of a two storey side extension with front and rear dormers. The ground floor element consists of a car port towards the front and a garage that extends to the rear of 4d Tamarisk Avenue. The existing attached garage is to be demolished and rebuilt, with an increased depth of 0.77m, bringing the rear elevation in line with the existing ground floor extension. The width of the proposed replacement garage is to remain the same as the existing garage at 5m.

The first floor of the proposed side extension serves as an additional room to the first floor with front and rear pitched roof dormers. The first floor is set in from the side elevation by 1m, with a mixture of gable end and pitched roof formation. The width of the first floor side extension is 4.2m. The proposed first floor element is considered a drastic shift in size and scale to the existing dwelling, with an almost top heavy roof design when combined with the proposed dormers. The size and scale of the proposal in relation to the existing dwelling is not considered acceptable by officers. It is considered that the proposal is simply not subservient to the existing property. The roof of the proposed side extension has not been set down from the existing ridge, nor has the front elevation of the proposed side extension been set back from the existing front elevation in line with guidance on side extensions within the House Extensions SPD.

In accordance with policy H9, the proposal is not considered to respect the character and appearance of the house in terms of scale. The proposal is also considered to fail the second point of the policy criteria within H9, as the proposal is considered to significantly unbalance the semi-detached pair of 4c and 4d Tamarisk Avenue. This is due to the width of the proposal in relation to the semi-detached pair and the proposed roof arrangement. The lack of subservience in the design of the side extension is considered to contribute to the unbalancing of the semi-detached pair. While the materials proposed in the design of the side extension have been specified as to match existing, the size and scale of the proposed development in relation to the existing dwelling is considered to be the main issue that conflicts the proposal with policy H9 in this instance.

7.2 Design and the Public Realm

Proposed developments of this size and scale are not considered characteristic of the surrounding area. The proposed development is not considered subservient to the existing dwelling in terms of size and scale, and would harm the character and appearance of the host dwelling and the surrounding area.

The proposal is not considered appropriate in its scale and massing in relation to both the existing dwelling and the surrounding area. This leads to the view that a proposed development of this size and scale is not characteristic of the surrounding area and does not respond positively to its local context or reinforce local character. Therefore, the proposed development is not considered in accordance with policy CC7 of the Reading Borough Local Plan (2019).

7.3 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 factors including:

- *Privacy and overlooking*

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

It is also relevant that Policy H9 also guards against extensions which present an overbearing impact on neighbours.

With regards to number 5a Tamarisk Avenue, the proposed development is considered to appear overbearing to the neighbouring property by virtue of the size, scale and bulk of the proposal. It has not been demonstrated within the plans that there would not be a detrimental loss of light to habitable rooms at the ground floor of 5a Tamarisk Avenue. The side elevation of the proposed side extension would be very close to the side boundary to 5a Tamarisk Avenue at first floor level. While the first floor element has been set back 1m from the side elevation of the ground floor, the size and bulk of the proposed side extension would present a large blank façade to 5a Tamarisk Avenue at close quarters, appearing visually dominant, overbearing and harming outlook.



Fig 1. Proposed Block Plan for 4d Tamarisk Avenue.



Fig 2. Aerial photo of rear of 5a Tamarisk Avenue in relation to 4d Tamarisk Avenue. Window to potentially habitable rooms highlighted in red. (image obtained from Google Maps on 12/11/2020)

With regard to the impact on living conditions at 4a Tamarisk Avenue, there is not considered to be any significant harm caused by the proposed development. This is due to the location of the proposed development in relation to 4a Tamarisk Avenue. The proposed development is not considered to detrimentally impact 4a Tamarisk Avenue with regards to loss of light, privacy, or appear overbearing.

The proposal is also not considered to detrimentally impact the living conditions at Lancaster Court or Wroxeter Court, both of which are situated south of the proposal site. The proposal site is largely obscured from view from these properties by two large oak trees within the car park for these flats.

7.4 Planning Balance

Overall, the proposed development is considered unneighbourly, overbearing and would at the very least harm the outlook to neighbouring property 5a Tamarisk Avenue. As a result, the proposed development is not considered favourably against Reading Borough Local Plan policies CC7, CC8 or H9. Furthermore, the proposed development is considered out of character with the character and appearance of the surrounding area due to the size, scale and bulk of the proposed works.

It is also recognised that the proposed works would improve the quality of accommodation for current and future occupiers, creating an additional dormer at first floor level, and larger garage at ground floor level. In the planning balance however, the harmful design and amenity impacts identified above are considered to outweigh any planning benefits of the scheme.

8. CONCLUSION

Overall, the proposed development is not considered subservient to the existing dwelling, or contribute positively to the character and appearance of the existing dwelling. This is due to the size, scale and location of the proposed works. If a revised project is put forward for the site, it would be expected for all elements of the proposed works to be scaled back to address concerns raised for this application, concerning the lack of subservience in its design, overbearing impact to neighbouring residents, and potential loss of light to neighbouring residents.

Officers did advise the agent of these shortcomings and this conclusion. The agent was provided with an opportunity to withdraw the application prior to a decision being made, but this was not forthcoming (also acknowledging the right to appeal). Hence the above conclusion reached on the application, on the basis of the information submitted and consideration of all material matters.

Permission refused due to the following reasons:

1. The proposed development, owing to its scale, bulk and massing, would fail to respect, maintain and enhance the character and appearance of the host dwelling, semi-detached pair of 4c and 4d Tamarisk Avenue, and wider area, contrary to Policies CC7 and H9 of the [Reading Borough Local Plan \(Adopted November 2019\)](#).
2. The proposed development would cause a detrimental impact on the living environment of neighbouring properties by being visually dominant, overbearing and harming outlook to 5a Tamarisk Avenue, and the applicant has failed to demonstrate that the proposal would not harmfully reduce access to daylight and sunlight to a habitable rooms at 5a Tamarisk Avenue, contrary to Policies CC8 and H9 of the [Reading Borough Local Plan \(Adopted November 2019\)](#).

9. RECOMMENDATION

REFUSE

10. INFORMATIVES

IF0: Positive and Proactive Working - refusal

The Local Planning Authority has worked positively and proactively with the applicant to see if relevant concerns could be resolved to allow permission to be granted. However, that has not been possible within the agreed extended timescale and therefore the decision to refuse planning permission has been taken.

C00: Plans Considered

The refusal relates only to the following plans and information as received by the local planning authority:

Plans considered:

- Location Plan 4D Tamarisk Avenue RG2 8JB
- Site Block Plan 4D Tamarisk Avenue RG2 8JB
- 4d Tamarisk Existing Plan - D2 EP
- 4d Tamarisk Existing Elevations - D4 EE
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I14: Pre-app Advice

This planning application was submitted without the benefit of first seeking pre-application advice from the Local Planning Authority, which can often result in the avoidance of refusal of planning permission. Please see the following link to the Council's pre-application service here: http://www.reading.gov.uk/media/1190/Pre-Application-Enquiry-Form/pdf/Pre-app_Nov_2016.pdf