

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Norcot

App Ref: 210336/HOU

Address: 7 Cockney Hill, Tilehurst, Reading, RG30 4HF

Proposals: Proposed first floor extension to existing bungalow, following demolition of existing loft.

Case Officer: Mr David Brett

Applicant: K and D Mishra and Tripathi

Date received (valid from): 03/03/2021

Target Decision date: 28/04/2021

1. INTRODUCTION

The proposal site is a detached bungalow (which based on the floor plan submitted already includes accommodation at first floor level within the roofspace) on Cockney Hill, Tilehurst. The surrounding area consists of a mix of two storey detached dwellings and bungalows. The surrounding area is considered largely residential, with The Avenue School and Churchend Primary School within 300m north of the proposal site. At the proposal site itself there are three tree preservation order (TPO) designated trees (3/004). The neighbouring properties at numbers 5 and 9 also contain several TPO trees.

A site visit for this application was not possible due to the Coronavirus lockdown. The agent supplied site photos on 16/03/2021. These photos were used for the purpose of determining this application.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks first floor extension to existing bungalow, following demolition of existing loft. The proposal also seeks a loft with terrace area on the second floor.

Plans considered:

- Location and Block Plan - CH-01
- Existing Plans - CH-02
- Existing Elevations - CH-03
- Proposed Plans - CH-04
- Proposed Loft & Roof Plan - CH-05
- Proposed Elevations - CH-06
- Preliminary bat roost assessment - CE1694

Received on 03/03/2021

- Street Scene - CH-07
- Arboricultural and Planning Integration Report - GHA/DS/133460:21
- Arboricultural Impact Assessment - March 2021
- Tree Protection Plan - March 2021

Received on 26/03/2021

- Proposed Section - CH-07

Received on 20/04/2021

- Proposed Plans - CH-04R

Received on 23/04/2021

3. RELEVANT PLANNING HISTORY

None at the application site.

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

5 Cockney Hill, Tilehurst, Reading, RG30 4HF - No response received.
9 Cockney Hill, Tilehurst, Reading, RG30 4HF - No response received.
10 Usk Road, Tilehurst, Reading, RG30 4HG - No response received.
12 Usk Road, Tilehurst, Reading, RG30 4HG - No response received.
9 Chelt Close, Tilehurst, Reading, RG30 4HZ - No response received.
10 Chelt Close, Tilehurst, Reading, RG30 4HZ - No response received.
11 Chelt Close, Tilehurst, Reading, RG30 4HZ - No response received.
12 Chelt Close, Tilehurst, Reading, RG30 4HZ - No response received.

Reading Borough Council, Trees - Response received on 01/04/2021

- With reference to the Arboricultural and Planning Integration Report Ref: GHA/DS/133460:21, it is noted that the existing tree vegetation is retained and appropriately protected by the proposed Tree Protection Plan. Therefore, there are no more objections in terms of Natural Environment.
- Landscaping condition is required to secure the details of the proposed frontage planting.

Reading Borough Council, Ecology - Response received on 01/04/2021

- The bat survey report (Chase Ecological Consultancy, January 2021) concludes that the building is unlikely to host roosting bats. As such, since the proposals are unlikely to affect bats or other protected species, there are no objections to this application on ecological grounds.

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
EN12 Biodiversity and The Green Network
EN14 Trees, Hedges and Woodland

SPG/SPD

Design Guide to House Extensions SPD (Adopted March 2021)
Planning Obligations under Section 106 SPD (Adopted April 2015)

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 seeks an upward extension of the bungalow, which includes existing accommodation at first floor. The proposed development does not seek to increase the footprint or alter the existing arrangement at ground floor level. At first floor level, a significant extension is proposed to serve three large bedrooms, a bathroom, an ensuite bathroom, and a library. An external terrace is also proposed to the rear elevation. At second floor level, a further terrace area is proposed (within the central area of the roofscape, making it an enclosed space), as well as a landing and loft space.

The proposed development is considered to drastically alter the character, appearance and scale of the existing bungalow. Essentially, it is proposed that the existing bungalow be converted to a large two storey semi-detached dwelling. Despite the drastic change in size and scale proposed to the existing dwelling, the proposed increase is considered appropriate given varying the character, appearance and scales of existing dwellings within the surrounding area. The proposed extensions are considered sensitively designed and to respect the character of the existing building in terms of materials proposed.

The proposed development would not appear alien among the street scene along Cockney Hill. The ridge height proposed would be similar to neighbouring dwellings 5 and 9 Cockney Hill, as demonstrated by the proposed street scene plan submitted during the course of the application. Whilst the second floor terrace area is an unusual feature, given it is not visible from the public realm, its impact is considered to be limited.

Overall, the proposed development is considered to sufficiently respect the varying character and appearance of Cockney Hill and the surrounding area. While it is acknowledged that the scale of the proposed development is significant, the proposed extensions are considered sensitively designed and sufficient to respect the character and appearance of existing main house. The materials have been specified to match the existing dwelling throughout. This includes render, roof tiles, and uPVC windows and doors all to match existing. 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. As no significant increase in footprint to the main house is proposed, it is considered that there would not be a harmful loss of biodiversity within the garden.

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*

It has been demonstrated on the plans that the proposed development would not result in a harmful loss of light to windows to the rear of 5 and 9 Cockney Hill.

The terrace area proposed at first floor level to the rear is not considered to result in a harmful loss of privacy to neighbouring residents, as obscure glazing is proposed to the side elevation of the terrace. This restricts direct views to the rear garden and side elevations of 5 and 9 Cockney Hill. This being obscurely glazed has been specified on the proposed plans and will be secured via condition.

The terrace area proposed to the second floor is not considered to result in a loss of privacy to neighbouring residents due to the height of the walls to the perimeter of the proposed terrace area. There are no potentially harmful views from the terrace area proposed to the second floor that would harm the privacy of neighbouring residents. This is due to the height of walls proposed surrounding the terrace area at 2.35m.

The windows to the side elevations of 5 and 9 Cockney Hill are considered not be detrimentally impacted in terms of a harmful loss of light caused by the proposal. The windows to the ground floor side elevations of these properties already have reduced access to light due to their position in relation to the boundary fence. The proposed first floor side elevation at 7 Cockney Hill is set sufficiently from the existing side elevations at 5 by 3.1m, and while the proposed first floor side elevation is also set sufficiently from the existing side elevation at 9 Cockney Hill by 3.5m. The proposed pitched roof is also considered to allow for appropriate levels of light to existing side facing windows at 5 and 9 Cockney Hill. There is not considered to be a harmful loss of light to side facing windows at the first floor of 5 and 9 Cockney Hill.

One side facing window is proposed to the first floor of 7 Cockney Hill facing the side of 9 Cockney Hill. This window serves a bathroom and it has been demonstrated on the plan that this window will be obscure glazed. One side facing window is also proposed to the first floor of 7 Cockney Hill facing the side of 5 Cockney Hill. This window serves a linen storage room and it has been demonstrated on the plan that this window will be obscure glazed. While it has been demonstrated on the plans that these windows proposed will be obscure glazed, it is considered appropriate to condition any approval of this application to maintain these windows as obscure glazed to avoid harmful overlooking to neighbouring properties. Another condition will also be included to restrict the addition of further openings to the proposed first floor side elevations unless approved the Local Planning Authority, this is also to avoid harmful overlooking to neighbouring properties.

The significant depth of the rear amenity space means that no other nearby occupier (e.g. those on Chelt Close) would be significantly harmed by the proposed works.

For existing and future occupiers of the proposed dwelling, the proposals would improve the standard of accommodation at the site.

Overall, the proposed development is not considered to harm the living conditions to neighbouring properties or the surrounding area. While the proposed extensions are considered sensitively designed as not to appear overbearing to neighbouring residents. Therefore, the proposed development is considered in accordance with policies CC7 and 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, given the existing footprint and the significantly sized rear amenity space which would remain.

7.4 Trees & Ecology

It has been sufficiently demonstrated on the plans and arboricultural information provided that the proposed development would not harm nearby TPOs, and that nearby existing vegetation is to be retained. Therefore, the proposed development is considered in accordance with policy EN14 of the Reading Borough Local Plan. The proposed soft landscaping to the front of 7 Cockney Hill is not considered significant to warrant a condition to any approval of this application for the need for small scale landscaping details to be approved by the local authority. A condition will be included that ensures that the arboricultural information submitted is carried out. This is to ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself in accordance with Policy EN14 of the Reading Borough Local Plan.

It has also been sufficiently demonstrated that the proposed development would not harm protected species. The bat survey report (Chase Ecological Consultancy, January 2021) concludes that the building is unlikely to host roosting bats. As such, since the proposals are unlikely to affect bats or other protected species. Therefore, the proposed development is considered in accordance with policy EN12 of the Reading Borough Local Plan.

7.5 CIL

The proposal includes the addition of more than 100sqm of new floor space and so would be CIL liable.

	Existing (m ²)	Proposed (m ²)	Difference (m ²)
Ground Floor	146	146	0
First Floor	50	125	+75
Second Floor	0	33	+33
Total	196	304	108

The standard informative is recommended to be included on the decision notice to advise the applicant of this separate process and requirement.

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 and Block Plan - CH-01
- Proposed Plans - CH-04
- Proposed Loft & Roof Plan - CH-05
- Proposed Elevations - CH-06
- Preliminary bat roost assessment - CE1694

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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/doors/dormers/openings, other than those shown on the approved plans shall at any time be placed in the side elevations 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.

PD3: Obscure Glazing

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) the proposed first floor side facing window shall be top openable above 1.7m as a minimum when measured from the floor level of the respective rooms, and glazed with obscure glass before occupation of the development hereby approved and shall be permanently maintained as such.

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.

Obscure Glazing First Floor Terrace Windows

The obscure glazing proposed to the first floor terrace area shall be permanently maintained as such as demonstrated on plan 'Proposed Elevations - CH-06'.

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.

L7A: Arboricultural Method Statement (As Specified)

Protective measures, including fencing, ground protection, supervision and working procedures shall be carried out in accordance with the Arboricultural Report and Method Statement / Tree Protection Plan prepared by GHA Trees dated March 2021. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

REASON: In order to ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

11. INFORMATIVES**Standard Informatives****I11: Community Infrastructure Levy (CIL)**

The Council introduced the Community Infrastructure Levy (CIL) on 1st April 2015. CIL is a way of securing financial contributions towards infrastructure from new development, and partially replaces the Section 106 planning obligation regime. It is a set charge per sq m of floorspace for different uses, and, unlike Section 106, it is non-negotiable. It applies to developments which result in at least one dwelling; where the space has not been in lawful use for 6 months within the last 3 years or 100 sq m of new floorspace. For this approved development the CIL status is chargeable. If chargeable you will be sent a CIL Liability Notice with the calculated amount soon. CIL becomes payable on commencement of the development or by instalments.

For more information go to:

http://www.reading.gov.uk/media/2791/Community-Infrastructure-Levy-Advice-to-Applicants/pdf/CIL_Advice_to_Applicants.pdf