

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application Number: 210543/HOU

Address: 59 Queens Road

Applicant: Mrs Y Cutts

Proposal: Single storey rear and side extension

Case Officer: Connie Davis

Target Date: 03/06/21

Site Description and Surrounding Area:

The application site is a mid-terrace property located on the southern side of Queens Road. It is finished in brick with a front bay window, which is a typical feature in the street. The property has an extensive rear garden of almost 75m.

The site is not listed, nor in a Conservation Area.

Proposal:

Planning permission is sought for the erection of a single storey rear and side extension. The rear extension would result in a stepped rear extension. It would infill the 'tunnel' between the site and neighbouring property (no. 57 Queens Road) to a depth of 3.5m. It would then extend 2.8m from the rear elevation of the outrigger. The extension would have a part mono-pitched roof and part flat roof with a maximum height of 2.7m. Materials are proposed to match those of the main dwelling.

Plans Considered:

15420-04 Rev C - Block and Location Plans

15420-02 Rev B - Proposed Ground Floor Plan

15420-03 Rev B - Existing and Proposed Elevations

Received 1st June 2021

15420-01 Rev A - Existing Ground Floor Plan

Received 12th April 2021

Relevant Planning History:

01007/HOU - Single storey rear and side extension - Application Withdrawn

Consultation Responses:

Internal Consultees

No internal consultees were consulted on this application.

External Consultation

Nos. 57 and 61 Queens Road were consulted via letter on 20/04/21. A site notice was also displayed between 22/04/21 - 13/05/21. No responses have been received.

Discussions with applicant/ agent

Officers raised concerns over the proposed depth of the rear extension (7m) along the boundary with no. 57 Queens Road. As a result, the part of the extension infilling the tunnel between the site and the boundary has been reduced to 3.5m.

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.

Relevant Planning Policy and Guidance

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

National Planning Policy Framework;
National Planning Policy Guidance;

Reading Borough Local Plan (2019)

CC7 Design and the Public Realm
CC8 Safeguarding Amenity
H9 House Extensions and Ancillary Accommodation
H10 Private and Communal Outdoor Space

Supplementary Planning Guidance - A Design Guide to House Extensions (2003)

Appraisal Checklist

H9 states: An extension to a house will be acceptable where it:

- A. Respects the character of the house in terms of scale, location, materials and design;

To assess this, the following has been considered - would the proposal:

- Detract from the appearance of the original building through the use of ill-matching materials and by not fitting in with the design, scale and proportions of the original building; **NO, the proposal is considered sufficient in its design and proportion that it would not detract from the original building's appearance. The significant reduction in depth of the extension is considered to overcome the original concerns with the scheme, and at the limit of acceptability in terms of depth.**
- Reduce the amount of usable amenity space for the property to an unacceptable degree; **NO**

- Require the loss of trees in the garden or put significant trees at risk; **NO**
- B. 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;
- & C. Does not present an overbearing impact on neighbours or a large blank façade to public areas

To assess this, the following has been considered - would the proposal:

- Significantly reduce the amount of daylight and sunlight enjoyed by neighbouring properties; **NO**, photographs have been submitted by the applicant showing the configuration of the neighbouring site (no. 57 Queens Road). It can be seen that a wall is in place between the sites and a plastic canopy installed at no. 57 which obscures views and light reaching the neighbouring window. This is taken into consideration when assessing the impact on this neighbour. It is considered the proposal would not result in a substantial level of additional harm than the existing situation and would extend to a depth level with the existing wall between the sites. The neighbour may notice some additional height and depth of the proposed extension when standing outside, however the 3.5m depth is not considered to cause significant harm in terms of loss of daylight and sunlight due to the existing configuration of the neighbouring site. The extension is considered to be at the limit of acceptability in terms of depth.
- The outrigger of the main house would be extended by 2.8m, which would be in line with no. 61 Queens Road, so would not result in an overbearing impact or loss of light to this neighbour.
- Invade the privacy of neighbouring properties through overlooking from windows or balconies; **NO**, two side rooflights are proposed but these would not be considered to result in a loss of privacy due to their placement in the roofscape. However, a condition will be attached preventing the flat roof of the extension being used as a balcony or roof terrace without separate planning permission in the interests of neighbouring amenity.
 - Detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **NO**
 - Detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **NO**, materials are proposed to match the host dwelling. The extension would also not be visible from the street.
- D. Does not result in a loss of biodiversity within garden - NO
 - E. Ancillary accommodation, such as granny annexes, will be acceptable where it would not be capable of operating as a separate dwelling which could be let or sold separately - NO

CC8: states: Development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of:

- Privacy and overlooking; **No**
- Access to sunlight and daylight; **No**
- Visual dominance and overbearing effects of a development; **No**
- Harm to outlook; **No**
- Noise and disturbance; **No**
- Artificial lighting; **No**
- Vibration; **No**
- Dust and fumes; **No**
- Smell; **No**
- Crime and safety; **No** or
- Wind, where the proposals involve new development of more than 8 storeys - **N/A**.

Conclusion

The proposed development would not be harmful to the character or appearance of the site or its surroundings and would not have a detrimental impact on the original building or neighbouring properties. As such the proposed works are considered to be in accordance with CC7 (Design and the Public Realm), CC8 (Safeguarding Amenity) and H9 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) along with the Councils Supplementary Planning Guidance A Design Guide to House Extensions (2003).

RECOMMENDATION: GRANT PERMISSION

Conditions

1. TL1 - 3 year time limit.
2. Approved plans
3. Materials as specified
4. No use of flat roof

Informatives

1. Building Control
2. Construction & Demolition
3. Terms
4. Encroachment
5. Positive and Proactive

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