

DELEGATED APPLICATION REPORT

SITE ADDRESS: 69 Swainstone Road, Reading

APPLICATION NUMBER: 201784/HOU

PROPOSAL: Part two part single storey rear extension and replacement garage door

DETERMINATION DATE: Originally 5/2/2021; Extension of time agreed until 26/3/2021

Site Description and Surrounding Area

The application relates to an end of terrace property located on the north side of Swainstone Road, at the end of the road. The surrounding area is predominantly residential; however, there is a sports pitch and field/recreation ground and associated car park located to the west of the site. The existing building is currently in use as a C4 HMO.

The site is located in the Article 4 area where permitted development rights have been removed for change of use from C3 to small HMOs (C4).

Proposal

The application seeks permission for a part two, part single storey rear extension and replacement of the garage door.

It is also proposed to insert two ground floor windows into the east and west facing flank elevations of the existing property.

Internally, whilst there would be a reconfiguration of the layout, there would be no increase in the number of bedrooms (noting its C4 HMO status).

The materials would match those of the existing property.

Plans Considered

Drawing No: Existing Site and Location Plans D1239-01

Drawing No: Floor Plans as Existing D1239-02

Drawing No: Elevations as Existing D1239-03

Received 11th December 2020

Drawing No: Floor Layout Plans D1239-08 Rev E

Drawing No: Elevations D1239-09 Rev E

Received 25th February 2021

Drawing No: Proposed Site/Block and Location Plans D1239-07 Rev F

Received 12th March 2021

Relevant Planning History

200438 Conversion of a C4 House in Multiple Occupation into 2 x 3 bed dwellings. Permitted

152099 Change of Use from Class C4 (small HMO) to Sui-generis (Large HMO). Refused

010344 Erection of two storey side extension and rear first floor extension to dwelling. Permitted

Other nearby sites

70 Swainstone Road:

200189 Construction of one bedroom end of terrace dwelling, as approved by planning application 151942, but with variation of conditions 2, 3 and 4 to allow alterations to the development as previously approved. Permitted

CONSULTATION RESPONSES

None.

Summary of discussions with applicant/agent:

The agent was advised of concerns relating to the design of the first floor rear element and potential impact on the adjoining property No.67 Swainstone Road. Revised plans were received showing a simplified roof form and also confirmation on the site block plan that No.67 also have the benefit of a rear extension (and as corroborated by site photos).

During the course of the application it was confirmed by the agent that the applicant is also the owner of No.67 Swainstone Road. As such, this should have been reflected on the location plan, in that a blue line must be drawn on the plan around any other land owned by the applicant, close to or adjoining the application site. This was relayed to the agent who has provided an up-to-date location plan in this respect. An extension of time on the application was agreed until 26th March 2021.

No formal pre-application advice for this was sought prior to the submission of this application.

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'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making. In this case the development plan consists of the Reading Borough Local Plan 2019.

Accordingly, the National Planning Policy Framework and the following development plan policies and supplementary planning guidance are relevant:

National

National Planning Policy Framework 2019

National Planning Practice Guidance

Reading Borough Local Plan 2019

CC1 Presumption in Favour of Sustainable Development

CC7 Design and the Public Realm

CC8 Safeguarding Amenity

H9 House Extensions and Ancillary Accommodation

H10 Private and Outdoor Communal Space

Supplementary Planning Documents

Design Guide to House Extensions (2003)

APPRAISAL

Design, impact on the street scene and character of the area

Policy CC7 requires that all development be of a high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. Policy H9 states that a house extension should respect the character and appearance of the house in terms of scale, location, materials and design. Policy H10 states that the design of outdoor areas will respect the size and character of other similar spaces in the vicinity.

No.69 has previously been extended by way of a two storey side and rear extension. Although it is acknowledged that the proposed cumulative alterations to the property are fairly extensive, in relation to the existing size, the end of terrace location (with a larger plot than the remainder of the terrace) and in the context of what has already been approved at the site, the proposal is not considered so extensive to warrant a refusal. Other properties within the terrace have been extended and the proposals are not considered to disrupt a uniformed style of property. The rear extension would be symmetrical in appearance with materials to match which is appropriate.

It is considered that this specific plot can suitably accommodate the proposals without giving a feeling of overdevelopment and, given their position at the rear of the property, and therefore not readily visible from the public domain, the proposals are not considered to have such an adverse effect on either the character of the host dwelling or visual amenities of the street scene to warrant a refusal.

Furthermore, given the size of the plot, sufficient garden space would be retained and in keeping with the garden sizes of neighbouring properties.

There are no design concerns raised in respect of the proposed replacement garage door.

In accordance with Policies H9, H10 and CC7.

Amenity

The neighbouring property potentially affected by the proposals is the adjoining No.67 Swainstone Road located to the east of the site. Given the modest nature and projection of the two storey element proposed, this is not considered to result in any overbearing impacts over and above the current situation and would not breach a 45 degree line to the nearest habitable room window of No.67. No first floor windows are proposed on the flank elevation facing No.67 and as such there would be no material loss of privacy.

No.67 has the benefit of a single storey rear extension and the proposed extension would not project past this. Whilst it is considered that the proposals would result in a slight additional tunnelling effect, given the existing context, and the single storey nature of the proposals at this point (with modest eaves height), it is not considered to be so significantly harmful to warrant a refusal on this basis. It is noted that no representations have been received by the occupiers of No.67, whilst it is also acknowledged that the applicant owns both properties.

For current and future occupiers of the host dwelling, the proposed works would improve the quality of accommodation provided at the site. As above, whilst the proposals would include an internal reconfiguration of the bedrooms, the number of bedrooms would remain the same.

In accordance with Policy CC8.

Conclusion

Having regard to the material considerations and all matters raised, the Local Planning Authority considers that the balance of considerations therefore weigh in favour of granting planning permission subject to conditions.

RECOMMENDATION

GRANT Full Planning Permission subject to conditions