

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 200610/HOU

Address: 149 Chiltern Road

Applicant: Mrs Nash

Proposal: Extensions and alterations to existing bungalow to form an enlarged two storey dwelling, alterations to existing garage and construction of a carport.

Extended Target Date: 23/07/20

Case officer: Nathalie Weekes

Site Description and Surrounding Area:

The site relates to a triangular piece of land which consists of an existing residential bungalow located at the western end of Chiltern Road. The site is located within a predominantly residential area and is surrounded by a mix of housing styles. There is a public right of way adjacent to the property.

The site is not listed, nor in a conservation area.

Proposal:

Planning permission is sought for proposed extensions and alterations to an existing bungalow to form an enlarged two storey dwelling, with alterations to the existing garage and the construction of a carport.

The alterations will be based on the existing footprint of the bungalow and garage with extensions to the front and rear, and a proposed first floor level built into a pitched and half hipped roof. The proposed height of the building to the eaves would be 3.66m, 7.96 to the roof ridgeline, 13.45m in width and 13.4m in depth with a front gable and garden room.

The brickwork of the existing house is proposed to be rendered, with the front extension partly constructed in brickwork at ground floor level. Interlocking concrete tiles are proposed for the roof. No material specifications have been submitted.

Plans Considered:

Ref: JCGS/18.14/3.1 Planning statement letter from Spires Architects, dated 27 April 2020

18.14-DAS2 Design & Access statement 149 Chiltern Road

18.14-100 Site Location plan

18.14-101 Rev A Existing site plan

18.14-102 Rev A Existing plans

18.14-103 Rev A Existing elevations

18.14-160 Rev A Site location Plan

18.14-161 Rev B Proposed site plan

18.14-162 Rev B Proposed Landscaping Strategy

18.14-163 Rev B Proposed Ground floor plan

18.14-164 Rev A Proposed First floor plan

18.14-165 Rev A Proposed roof plan

18.14-166 Rev A Proposed elevations

18.14-167 Rev B Proposed elevations

18.14-168 Rev A Proposed garage

CIL form

18.14-104 Rev A Existing house - Existing CIL GIA

18.14-169 Rev A Ground floor plan proposed CIL GIA

18.14-170 Rev A First floor plan proposed CIL GIA

Received on 29 April 2020

22 June 2020 17:11 Derek Finne Associates, 149 Chiltern Road, Ecological Assessment November 2018

Received on 22 June 2020

Wed 24/06/2020:19:35 Email from agent with site photos

Received on 24 June 2020

Mon 20/07/2020 08:46 Agent confirmation for a pre commencement materials condition.

Received on 20 July 2020

Relevant Planning History:

181869 Erection of a new 3 bedroom two storey detached house with garage and extensions and alterations to the existing bungalow to form an enlarged two storey dwelling. Refused 23 January 2019, Appeal dismissed 25 July 2019

Consultation Responses:

Internal Consultation

Transport

The RBC Transport officer had no objections to this application, subject to a condition to provide vehicle parking as illustrated on the proposed plans and an informative to protect the highway.

Trees

The RBC Natural Environment officer had no objections to this application due to the retention of a significant amount of hedging and soft landscaping.

Ecology

Ecology Consultant had no objections to this application.

External Consultation

The following addresses were formally consulted via letter on

31, 32 Greystoke Road,

64A Peppard Road,

11 The Rise and

2, 5 Chiltern Heights

A site notice was emailed to the agent to be displayed at the application site.

One response was received in objection. The main issues raised were:

- Similarity to the previous application 181869 in alterations to the bungalow
- A loss of privacy, overlooking and visual dominance

Discussions with applicant/ agent

As mentioned above, revised plans were submitted addressing the points raised by the RBC highways officer.

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)

CC2: Sustainable Design and Construction

CC3: Adaptation to Climate Change

CC7: Design and the Public Realm

CC8: Safeguarding Amenity

CC9: Securing Infrastructure

H10: Private and Communal Outdoor Space

EN12: Biodiversity and the Green Network

EN14: Trees, Hedges and Woodland

H3: Affordable Housing

H9 : House Extensions and Ancillary Accommodation

H11: Development of Private Residential Gardens

TR1: Achieving the Transport Strategy

TR3: Traffic, Access and Highway- Related Matters

Supplementary Planning Guidance

- A Design Guide to House Extensions (2003)

- Revised Parking Standards and Design SPD adopted October 2011

Appraisal Checklist

Aerial view of 149 Chiltern Road



View of 149 Chiltern Road from 2 Chiltern Heights



Appraisal

The main issues to be considered are:

- The principle of the development
- The effect of the proposed development on the character of the road and the area
- The effect on the living conditions of neighbouring properties and future residents
- Natural Environment

- Transport Implications
- Sustainability
- Other issues

The principle of the development

The proposal seeks to make alterations and extension to an existing dwellinghouse. In principle it is considered acceptable in this instance for amendments to be made to the existing bungalow. The proposed development should make a positive contribution to the character of the area, not cause a detrimental impact on residential amenities or impact the biodiversity of the site.

Appearance and Character of the Area

Policy CC7 seeks that proposals should maintain or enhance the character of the area of Reading within which they are located. Policy H9 seeks that house extensions respect the character of the existing property and that of surrounding properties.

The character of the surrounding area is one of residential dwellings of a range of styles. There are bungalows to the south of the site on along Greystoke Road whilst to the north to Chiltern Heights and Fallowfield Close there are two storey dwellings.

The existing bungalow is positioned centrally within a fairly large triangular plot. The proposed extensions and alterations are substantial forming a two storey dwelling of increased footprint. However this scale of dwelling is not considered out of keeping with that of other properties found in the surrounding area nor appears out of proportion with the size of the existing plot. The appearance of the proposal with red brick and render elevations and concrete slate gable roof with barn-hipped ends is considered to be of good quality and to be acceptable in the mixed character of the surrounding area according with Policies CC7 and H9. The detailed manufacturers specification of materials to be controlled by condition.

Policy H10 seeks that dwellings are provided with direct access to private amenity space that is in keeping with the character of similar amenity spaces within the surrounding area. The retained size of the private amenity space is deemed adequate for the proposed dwelling.

The proposal would comply with Policies CC7, H9 and H10.

Amenity of surrounding and future occupiers

Policy CC8 seeks to protect the amenity of existing and future occupiers and Policy EN16 seeks to protect occupiers from pollution.

The siting of the proposed enlarged existing dwelling would not result in any unacceptable relationships in terms of loss of light, overbearing or loss of privacy. Similarly, in terms of positioning and separation to existing neighbouring dwellings the proposal is not considered to result in any unacceptable impacts.

Concern has been raised by a resident of Chiltern Heights to the north of the site regarding overlooking from first floor front windows of the enlarged existing dwelling. At

the closest point there would be a separation of over 20m between the front windows of the application property and the curtilage of the closest property within Chiltern Heights. This separation distance is considered sufficient to prevent any undue overlooking or loss of privacy in this respect. This separation would also accord with the guidance set out in policy CC8 with regard to back to back distances between windows to avoid a loss of privacy. Whilst the application circumstances relate to separation between front windows this is nonetheless considered to be a useful guide and measure.

This separation is also considered sufficient such that the enlarged existing dwelling would not appear visually dominant or overbearing to these adjacent properties.

In terms of the standard of residential accommodation to be provided for future occupiers, the enlarged existing dwelling is considered to be of adequate size and to provide a good standard of daylighting, outlook and ventilation.

The proposal would provide an acceptable standard of amenity for both existing and future occupiers and is considered to accord with Policy CC8.

Natural Environment

The proposal is not considered to significantly affect the landscaping at the site. The application is a low intensity build to extend the property within a large residential curtilage. The extensions to the property would retain much of the soft landscaping and boundary hedges. No objections were received from the RBC Ecology consultant. A preliminary bat assessment was submitted and no presence of bats was found on site.

The proposal would comply with Policy EN12 and EN14.

Transport

The site is located in Zone 3, Secondary Core Area of the adopted Parking Standards and Design SPD. In accordance with the adopted SPD, the development would be required to provide a parking provision of 2 spaces for the existing dwelling (No 149 Chiltern Road).

The existing access from Chiltern Road will be retained, with a turning area, garage, carport and parking for 4 cars proposed. Refuse collections will be from Chiltern Road, as per the existing arrangements. The driveway and parking areas should be constructed in permeable materials so not to increase the surface water run-off from the site. This could be secured by way of a suitably worded condition.

The plans illustrated in the proposal would comply with Policies TR1 and TR3 as there is no impact on the highway or other road users.

Sustainability

Alterations to the house will improve its sustainable design including improvements to thermal insulation, reducing air leakage and water saving devices to improve energy efficiency.

Other Issues

The proposal would be a Community Infrastructure Levy (CIL) liable development in respect of the floor space of the extensions being over 100m². The applicant has provided the appropriate CIL Additional Information Form. An informative would be attached to the decision notice to advise the applicant of their responsibilities in this respect.

Matter Raised in Representation

All matters raised in representation have been covered in the main body of the report above.

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) and the Councils Supplementary Planning Guidance A Design Guide to House Extensions (2003).

RECOMMENDATION: GRANT PERMISSION

Conditions

1) Time Limit

2) The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

Ref: JCGS/18.14/3.1 Planning statement letter from Spires Architects,
dated 27 April 2020

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18.14-160 Rev A Site location Plan
18.14-161 Rev B Proposed site plan
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18.14-164 Rev A Proposed First floor plan
18.14-165 Rev A Proposed roof plan
18.14-166 Rev A Proposed elevations
18.14-167 Rev B Proposed elevations
18.14-168 Rev A Proposed garage

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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.

3) Matching Materials to be approved

4) The development hereby permitted shall not be occupied until all vehicle parking space(s) have been provided in accordance with the plans hereby approved. The space(s) shall be kept available for parking at all times thereafter.

REASON: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

5) PD removed

6) Ancillary domestic use

Informatives

- 1) CIL
- 2) Highways
- 3) Building Control
- 4) Construction and Demolition
- 5) Encroachment
- 6) Terms
- 7) Positive and Proactive