

DELEGATED APPLICATION REPORT

Address: 228 Gosbrook Road

Application No: 201346/FUL

Applicant: Mr Avtar Singh

Proposal: Proposed first floor side extension over shop premises to provide improved facilities for existing two bedroom flat

Agreed Target Date: 01/02/21

Case Officer: Connie Davis

1.Site Description and Surrounding Area:

The application site is a two storey end of terrace property located on the northern side of Gosbrook Road on the corner with Washington Road. The terrace comprises of similar style property with largely similar brick detailing to the front elevation and gable roofs. The ground floor is a retail unit with a flat above.

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

2. The Proposal

The proposal comprises of a side extension at first floor level to increase the amount of living space for the residential accommodation. It would measure a width of 2.3m and a depth of 10.3m. It would be set back from front elevation by 1m and set down from the ridge of the main house by approx. 0.3m. It would have a pitched roof and materials would be in keeping with the main property and wider terrace. Grey and cream brick detailing is found on the front elevation of the properties, so this would be replicated as part of the extension. On the side elevation (facing Washington Road), the extension would be finished in white render, as per the existing side elevation.

At first floor level (at the rear), the site contains a self-contained studio flat which is shown on the existing and proposed floor plans. There is no record of this studio flat having obtained planning permission, nor has it been regularised through a Certificate of Lawfulness. For the avoidance of doubt, the studio has been hatched in blue and indicated as being excluded from this application. An informative will be included on the permission stating that permission is only granted for the extension applied for and not the studio. This is so the studio would not be inadvertently approved as part of this application.

The applicant will be reminded that planning permission or a Certificate of Lawfulness should be obtained for the studio.

3. Consultation

Internal Consultation

No internal consultees were consulted on this application.

External Consultation

The following addresses were formally consulted via letter on 28/10/20.

226, 230 Gosbrook Road
1 Washington Road

In addition, a site notice was sent to the agent on 28th October 2020.

No responses have been received.

4. Plans and Documents Considered

The Council, in reaching its recommendation, has taken into consideration the following plans & documents:

Drawing No.:

GR:202 - Location and Site Plan
Planning and Design Statement

Received 28th September 2020

GR:206 Rev A - Elevations - Contextual streetscene
GR:205 Rev A - Existing and proposed front and rear

Received 16th December 2020

GR:201 Rev A - Block Plans

Received 21st January 2021

GR:203 Rev A - Floor Plans Existing
GR:204 Rev C - Floor Plans Proposed

Received 29th January 2021

5. Relevant Planning History

030093 - Creation of an additional flat on part first floor and second floor by means of 1st floor side and 2nd storey rear extensions - Non- Determined

991906 - Two storey pitched roof side extension/ single storey flat roof rear extension, providing ground floor shop extension and 1st floor extension to flat
Application Refused - due to its size and would detract from the character of the terrace

990491 - Second storey flat roof rear extension - Application Permitted

990347 - Single Storey Side/Rear Extension - Application Permitted

6. Discussions with applicant/ agent

Revised plans were provided showing the side extension set down and back from the main property to aid subservience.

Reference to a self-contained studio flat was removed from the proposed plans.

7. 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.

8. Relevant Planning 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. The Development Plan for Reading relevant to the application site comprises the Reading Local Plan (2019).

The ‘*National Planning Policy framework*’ (‘NPPF’) 2012 states clearly that its content is to be a material consideration in the determination of applications. The ‘NPPF’ states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Reading Borough Local Plan (2019) according to their degree of consistency with the ‘NPPF’ (the closer the policies in the plan to the policies in the ‘NPPF’, the greater the weight that may be given). Accordingly, the ‘NPPF’ and the following development plan policies and supplementary planning guidance are relevant:

9. Relevant Policies

The application has been assessed against the following policies:

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

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

10. Appraisal

- 1) Principle of Development
- 2) Design and impact on the street scene
- 3) Impact on neighbouring amenity

1) Principle of Development

The principle of a side extension in this location is acceptable subject to complying with design and amenity policies.

2) Design and impact on the street scene

In accordance with policy H9 extensions should *‘respect the character and pattern of neighbouring properties and appearance of the street as a whole.’*

Policy CC7 also states that *‘all development must be of high quality that maintains and enhances the character and appearance of the area of Reading in which it is located’*

The Supplementary Planning Guidance - ‘A Design Guide to House Extensions’ gives specific guidance on side extensions. In summary, side extensions should be set down and back from the main house in order to aid subservience. The extension is proposed

to be set back and down from the main property and is considered acceptable in this regard.

In terms of materials, the white and grey brick detailing is proposed to match the wider terrace. The side elevation facing Washington Road would be finished in white render which is what is currently present. Roofing materials are proposed to match. A compliance condition will be attached to the permission to ensure these materials are used.

It is noted that an application was refused in 1999 for the erection of a side extension, particularly due to its size and impact on the character of the wider terrace. The terrace, on the whole is uniform in terms (from the front elevation), with the exception of no. 208 which differs in terms of its material detailing (brickwork has been rendered). Albeit a small change, this has changed the degree of uniformity of the terrace, as has the single storey side extension at the application site, meaning that the balance on either end of the terrace has somewhat been disrupted. As such, it is not considered that the first-floor extension would be so harmful to the overall character and appearance of the area to warrant refusal on this basis.

Overall the first-floor side extension is considered of an acceptable scale, proportion and design in relation to the main property, wider terrace and surrounding street scene. As such, the proposal is considered acceptable in relation to Policies CC7 and H9 of the Reading Borough Local Plan (2019) and the Supplementary Design Guide to House Extensions SPG (2003).

3) Impact on neighbouring amenity

Policy CC8 states that development will only be acceptable if it *“will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties”*

It is not considered that the extension would cause adverse impact to the neighbouring property to the western elevation (no. 126 Gosbrook Road) due to not extending past the established rear elevation and therefore would not be visible from this neighbouring property.

The extension would also be located approximately 15m away from the side elevation of 230 Gosbrook Road (the properties are separated by Washington Road). The extension would have three side facing windows (2 x living area, 1 x bedroom). Although Policy CC8 stating that a 20m back-to-back separation distance is usually acceptable (although in this instance it would be side to side), it goes on to state that the circumstances on individual sites may enable dwellings to be closer without a detrimental impact on privacy.

It is considered in this specific instance that the separation distance would be sufficient, given the layout of no. 230. From conducting a history search, the two first floor side windows are serving a landing (rather than habitable space). The second-floor side window serves a bedroom. As such, the first floor side window as part of the extension would not be level with a window of *a habitable room* on the neighbouring property and so would not be considered to result in a detrimental loss of privacy.

The presence of a second- floor side window is already in place, although would be brought closer to the neighbouring property as a result of the development however

would still be located 15m away from the neighbouring bedroom window which is considered acceptable to retain sufficient privacy.

No objections have been received from the neighbouring property.

As such, the proposal is considered acceptable in terms of Policy CC8 of the Reading Borough Local Plan (2019).

Recommendation - GRANT Permission subject to the following conditions and informatives:

- 1) Time Limit
- 2) Plans
- 3) Materials as specified

Informatives

1. Terms
2. Building Control
3. Complaints about construction
4. Encroachment
5. The applicant has advised that the hatched area as shown on plan GR:204 Rev C is an existing studio for which planning permission was never granted or regularised through a Lawfulness Certificate. This area does not form part of the permission hereby granted. The applicant is advised to obtain planning permission or a Certificate of Lawfulness for the studio.
6. Positive and Proactive