

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 201742/HOU

Address: 132 Cockney Hill

Applicant: Mr & Mrs I. Brown

Proposal: Demolition of existing garage, proposed porch extension with extended roof area above including 2 new dormer windows. One and a half storey side extension with 2 new dormer windows above. Associated internal alterations

Agreed Target date: 19/02/21

Case officer: Connie Davis

Site Description and Surrounding Area:

The application site contains a chalet bungalow property on the southern side of Cockney Hill. The property is finished in white render and has a pitched roof.

The surrounding area is predominantly residential and in the immediate vicinity there are both two storey dwellings and chalet bungalows.

The application building is not listed, nor is it located in a conservation area.



Image was sourced from Google Maps (2021)

Proposal:

Planning permission is sought for a proposed porch extension with two new dormers along with a new side extension following the demolition of the existing detached garage.

Porch extension (on the eastern side of the property)

The extension would increase the height of the existing porch area so that the maximum height is the same as that of the main house. It would also be extended towards the highway by 2.7m. A pitched roof dormer is proposed on both the front and rear elevation.

Side extension (on the western side of the property)

The extension would measure a width of 2.8m, depth of 6m, eaves height of 2.4m and a maximum height of 5.4m. It would be set down from the ridge of the main property by 0.8m and set back from the front elevation by 0.3m. It would have a pitched roof dormer on the front and rear elevation.

Materials are proposed to match the existing dwelling.

External alterations to the main property are also proposed; more specifically the installation of timber boarding on the front and rear elevation towards the pitch of the roof. Fenestration alterations are also proposed at the rear (a larger window is proposed and would be set within the cladded area). Internal alterations are proposed but these do not require planning permission.

Plans Considered:

Survey-01 - As Existing Plan & Typical Section
Survey-02 - As Existing Elevations
3715/201 Rev A - Proposed Floor Plans
3715/202 Rev A - Proposed Elevations

Received 8th December 2020

3715/200 Rev A - Block and Location Plan

Received 19th January 2021

Relevant Planning History:

None.

Consultation Responses:

Internal Consultation

Transport - No objections subject to pre-commencement condition showing how two parking spaces can be provided on site following the loss of the original garage.

External Consultation

The following addresses were formally consulted via letter on 15/12/20:

130 Cockney Hill

The following addresses were formally consulted via letter on 15/01/21:

134 Cockney Hill
Prospect School

In addition, a site notice was displayed between 16th December 2020 - 6th January 2021.

No responses have been received.

Discussions with applicant/ agent

A revised plan was submitted to the case officer illustrating how at least two parking spaces can be provided on site to avoid the inclusion of a pre-commencement condition on the planning permission.

The agent was also contacted to discuss the potential of lowering the ridge height of the proposed porch extension to that similar to the proposed side extension. This alteration

was not able to be accommodated by the agent due to head room issues. As such, the proposal is being assessed on its merits based on the plans submitted.

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
TR3 Traffic, Access & Highway-Related Matters

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 proposed new side extension and porch extension are considered acceptable in terms of scale and roof form. The proposed side extension would be set down and back from the main house so as to appear a subservient addition. Whilst the roof extension of the porch would be level with that of the main ridge, it would be set back from the front elevation by 16m and so as whole the scale would not be considered to dominant or be out of scale with the main house.**

The proposed pitched dormers are also considered of an appropriate scale, central position within the roof slope and their roof form seeks to mimic the

pitched roof of the main house resulting in a more sensitively integrated proposal.

- **Reduce the amount of usable amenity space for the property to an unacceptable degree; NO, adequate amenity space would still be retained.**
- **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, the adjacent neighbour to the west (no. 130 Cockney Hill) has one side facing window with views onto the application site. It is not known for certain what this window serves, however from its positioning and size, it is considered likely to be a bathroom/ landing which are not considered habitable spaces where access to light is essential. However, due to not knowing conclusively, a more detailed assessment was made.**

The neighbouring property is two-storey meaning its overall height is more substantial than the application site. The proposed side extension is therefore described as 1.5 storey given the site does not have a defined second storey. As such, due to the differing heights of the properties, the neighbouring side window is not considered to be substantially impacted by the proposal and would still receive substantial light as the extension would not be of full two storey, nor would it extend the entire depth of the main house. Light from the south should still benefit this neighbouring window.

- **Invade the privacy of neighbouring properties through overlooking from windows or balconies; NO, one ground floor side window is proposed on the porch extension. Due to the window serving the porch, a non-habitable space, it is not considered to result in substantial overlooking to the neighbouring property (no. 134) and boundary treatment could be instated in the interests of privacy.**

Fenestration alterations are to be made at the rear first-floor which involves increasing the size of the existing window. The site does not face onto residential accommodation and so this alteration would not be considered to result in a loss of privacy.

- **Detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; NO, properties in the vicinity are generally two storey and so in comparison the existing property is of a smaller scale. Whilst the additional bulk of the porch extension would be noticeable when travelling west up Cockney Hill, due to the set back of the porch from the**

highway, this element of the proposal is not considered to result in bulk so substantial to warrant refusal of the application.

- Detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **NO**, materials are largely proposed to match the main dwelling with addition of timber at first floor level. These are considered acceptable in relation to the wider street where properties have a variety of styles and finishes.
- 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**.

Other Matters

Transport

A revised site location plan was received illustrating the site can accommodate at least two vehicles following the demolition of the existing garage. A condition will be attached ensuring the parking spaces are retained as per the plan.

The recommended pre-commencement condition from transport officers is therefore no longer required.

The proposal is considered acceptable in relation to Policy TR3 of the Reading Borough Local Plan (2019).

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. Parking as specified

Informatives

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