

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 201777/HOU

Address: 9 Elsley Road

Applicant: Mr P Ambrose

Proposal: Side extension to form double garage

Target date: 04/02/21

Case officer: Connie Davis

Site Description and Surrounding Area:

The application site is a two-storey residential dwelling and detached single-storey garage with driveway located to the eastern side of Elsley Road. There has been the recent removal of well-established hedgerows and trees (on the route of a designated Green Link). The property is finished in rendered pebbledash at ground and first floor, with brick on the existing gable ends.

Elsley Road, including the application appeal site, decreases in elevation from south to north toward the river Thames. The area is a well-established verdant suburban area characterised by large plots and gardens.

Planning permission has been granted for the erection of a new dwelling to the north-east. It is on this elevation that the original 'front elevation' of the house used to be, but since has been re-orientated so that the north-west elevation is the front elevation.

The surrounding area is residential.

Proposal

Planning permission is sought for the erection of an attached double garage to the south-eastern side of the property. It would measure a width of 5.4m, maximum height of 5.4m, eaves height of 2.8m and a maximum depth of 6.3m. The garage would be in line with the existing porch and would continue the porch roof to form the garage roof which then would be hipped.

The site has an original detached garage located to the south-west, but this has been converted to an office. A new garage is proposed to compensate for the chosen loss of the original.

Plans/ Documents Considered

1446.201A - Location Plan

1446.203 - Existing Floor Plan

1446.205A - Existing Elevations

1446.204C - Proposed Floor Plan

1446.206G - Proposed Elevations

Received 11th December 2020

1446.208B - Proposed Site Plan

Received 27th January 2021

Relevant Planning History

201440/HOU - Extension to form double garage with en-suite above - Application Withdrawn
200625/PRE - Pre-application advice for proposed Front and side extension to form double garage with ensuite over - Observations sent

191460/HOU - Extension to form double garage - Appeal for non-determination - Appeal dismissed

181638/FUL - Construction of new dwelling with garage - Application Permitted

Consultation Responses

Internal Consultees

Natural Environment - No objections but recommended a revised site plan was required to show driveway.

Transport - No objections.

External Consultees

The following addresses were formally consulted via letter on 16/12/20:

17 Elsley Road
33 Cleavedon Road

In addition, a site notice was displayed from 18th December 2020 - 8th January 2021. No responses have been received.

Discussions with agent/ applicant

Revised proposed site plan was received illustrating the proposed driveway to access the new garage.

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
EN12 Biodiversity and the Green Network
EN14 Trees, Hedges and Woodland
TR3 Access, Traffic and Highway-Related Matters

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

Appraisal

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 scale and design of the proposed garage is considered acceptable in relation to the design and context of the main house. The front elevation of the property is unassuming in character, with the side elevations providing more architectural detail and fenestration. This is due to the front elevation of the dwelling having being re-orientated.

The garage would extend the existing porch with the same roof form. This would then extend into a hipped roof which is in keeping with that of the main house. It would come to a pitch to mimic the front pitch on the main house.

The Council's Design Guide SDG encourages side extensions to appear subservient to the main house by way of setting the extension down from the ridge and set back from the main house. Due to being single storey, the extension would naturally be set down from the two -storey dwelling, but no set back proposed. In this specific instance, officers consider this acceptable as there is concern that a set-back would result in a more convoluted design given the existing front protruding element and otherwise blank front elevation. By making the garage level with the protruding front porch, it is considered to give the front elevation an element of interest.

- Reduce the amount of usable amenity space for the property to an unacceptable degree; **NO**, an acceptable level of amenity space would be retained.
- Require the loss of trees in the garden or put significant trees at risk; **NO**, as confirmed by the Natural Environment Officer. A revised site plan was received illustrating the proposed area of hardstanding materials that would be used (permeable gravel with block paved 'threshold') with soft landscaping also proposed. These details will be secured via condition.

- 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**, although two windows on the application site itself would be affected by the proposal. An existing ground floor window (serving the kitchen) would be lost, and the roof of the garage would be set off a first floor window by 2m meaning that light from this window would be somewhat more restricted. Whilst this is acknowledged not to be the most sensitive design, internal layout

and reconfiguration of the property could ensure that all habitable rooms would still receive access to natural light and so on balance is not considered a reason for refusal in this instance.

- Invade the privacy of neighbouring properties through overlooking from windows or balconies; **NO**
 - Detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **NO**, the proposal is considered an improvement on the previous applications at the site which saw the proposed garage adjoining the front elevation of the main house. It was considered that the previous proposals would result in the dwelling appearing cut off from the street-scene by being dominated by a mass of development. However, this proposal sees the retention of the front elevation and so is considered to integrate with the street scene to a more acceptable degree.
 - Detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **NO**, the proposal would be set back from the highway by 18m. Materials are proposed to integrate with the host dwelling; tiles are proposed to match, and Michelmersh Danehill yellow facing brick to match that found on the gable ends of the property. Whilst the host property is finished in pebbledash, the proposed brick is considered acceptable in the context and integrates with some portion of the main house.
- 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

It is recommended that the internal dimensions for a double garage are 7000mm long x 5500mm wide to allow easy access to/from each vehicle and sufficient storage to the rear to accommodate a bicycle. Dimensions illustrated in the proposed ground floor plan drawing number 1446.204C do not conform to this, however given there is sufficient off-road parking

available within the curtilage of the site therefore the dimensions can be accepted in this instance.

No changes to the existing access are proposed.

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

Natural Environment

The property has been cleared of most tree vegetation except 3 Leylandii trees on the road side boundary and two patches of shrubs on each of the back garden corners. The photographs provided to you by the agent show a well maintained and abundant soft landscape scheme (frontage high hedges, Leylandii trees, patches of dense shrubs or low trees in the back garden, extensive lawn). The application at hand proposes a side extension to form a double garage on part of the south-west elevation.

As such, the development is not considered to affect existing trees, as also confirmed by the receipt of a proposed site plan. However a condition will be secured to ensure the hard and soft landscaping is implemented in accordance with the proposed site plan.

The development is therefore considered acceptable in relation to Policy EN14 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 to match
4. Hard and soft landscaping to be implemented as proposed

Informatives

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

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