

DELEGATED APPLICATION REPORT**SITE ADDRESS:** 126 Surley Row**APPLICATION NUMBER:** 210717/HAD**PROPOSAL:** Additional storey to increase the height of the building by 2.3 metres. Prior Approval under Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)**TARGET DATE:** 02/07/21

INTRODUCTION

The application property consists of a detached bungalow which is located on a triangular site between Surley Row and St Barnabas Road. The immediate area generally consists of detached dwellings which are predominantly two storeys in height. However, to the south west of the site is a sports field associated with Highdown School.

PROPOSAL

Addition of an additional storey to a dwellinghouse which will increase the height of the building by 2.3m.

The works are proposed under Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

DOCUMENTS/ INFORMATION SUBMITTED:

DRG.01 - Location Plan
GSL21109-300 - Elevations & Sections
GSL21109-200 - Ground Floor Plan
GSL21109-100 - Site Survey
DRG.10 - Proposed Plans & Elevations
Supporting Letter ref. 21027 dated 5th May 2021
Application Form

Received 7th May 2021

RELEVANT POLICIES AND SUPPLEMENTARY PLANNING GUIDANCE**Legal context**

Class AA allows the enlargement of a dwellinghouse consisting of the construction of—

(a) up to two additional storeys, where the existing dwellinghouse consists of two or more storeys; or

(b)one additional storey, where the existing dwellinghouse consists of one storey,

immediately above the topmost storey of the dwellinghouse, together with any engineering operations reasonably necessary for the purpose of that construction.

Development not permitted

AA.1. Development is not permitted by Class AA if—

(a)permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, O, P, PA or Q of Part 3 of this Schedule (changes of use);

As set out in Para AA.2 (1) of Class AA, development is permitted subject to the condition that before beginning the development, the development shall apply to the local planning authority for a determination as to whether the prior approval of the local authority will be required as to:

(i)impact on the amenity of any adjoining premises including overlooking, privacy and the loss of light;

(ii)the external appearance of the dwellinghouse, including the design and architectural features of—

(aa)the principal elevation of the dwellinghouse, and

(bb)any side elevation of the dwellinghouse that fronts a highway;

(iii)air traffic and defence asset impacts of the development; and

(iv)whether, as a result of the siting of the dwellinghouse, the development will impact on a protected view identified in the Directions Relating to Protected Vistas dated 15th March 2012(3) issued by the Secretary of State;

In assessing these issues, officers must have regard to the NPPF as if the application were a planning application, and also have regard to the Local Development Framework (the NPPF states that due weight should be given to the adopted policies of the Local Development Framework 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).

Reading Borough Local Plan (2019)

CC7 Design and the Public Realm

CC8 Safeguarding Amenity

H9 House Extensions and Ancillary Accommodation

PLANNING HISTORY

210709/CLP - Certificate of Lawful Development for proposed rear and side extensions - Permitted Development

Officer Comment: It should be noted that this proposal shows the dwelling as existing rather than its proposed extended size following the side and rear extensions.

RESPONSE TO PUBLICITY (REPRESENTATIONS RECEIVED)

The following letters were formally advised of the application by letter on 13/05/21:

18, 19, 20, 22, 24 Barnabas Road
201, 203, 205 Surley Row

In addition, a site notice was displayed between 25th May 2021 - 15th June 2021.

One representation was received stating:

After the cutting down of all the mature trees surrounding the property it has not only changed the character of the area but has completely exposed this property, the property is quite large, any addition to the height will make it a very large imposing property which will be out of keeping with the immediate surroundings, Surley Row is a narrow road the property is quite close to ours, the addition of an extra storey will cause an issue with privacy with bedroom windows looking in at each other not to mention the lack of sun light.

CONSULTATION RESPONSES

No consultation responses were required as the site is not located within an aerodrome or a protected site. As such, aerodrome operators/ Civil Aviation Authority and Historic England were not required to be consulted.

APPRAISAL

AA.1. Development is not permitted by Class AA if—

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, O, P, PA or Q of Part 3 of this Schedule (changes of use) **COMPLIES**

(b) the dwellinghouse is located on—

(i) article 2(3) land; **COMPLIES** or

(ii)a site of special scientific interest **COMPLIES**

(c)the dwellinghouse was constructed before 1st July 1948 or after 28th October 2018; **COMPLIES**

(d)the existing dwellinghouse has been enlarged by the addition of one or more storeys above the original dwellinghouse, whether in reliance on the permission granted by Class AA or otherwise; **COMPLIES**

(e)following the development the height of the highest part of the roof of the dwellinghouse would exceed 18 metres; **COMPLIES**

(f)following the development the height of the highest part of the roof of the dwellinghouse would exceed the height of the highest part of the roof of the existing dwellinghouse by more than—

(i)3.5 metres, where the existing dwellinghouse consists of one storey; **COMPLIES** or

(ii)7 metres, where the existing dwellinghouse consists of more than one storey; **NOT APPLICABLE**

(g)the dwellinghouse is not detached and following the development the height of the highest part of its roof would exceed by more than 3.5 metres— **COMPLIES**

(i)in the case of a semi-detached house, the height of the highest part of the roof of the building with which it shares a party wall (or, as the case may be, which has a main wall adjoining its main wall); **NOT APPLICABLE** or

(ii)in the case of a terrace house, the height of the highest part of the roof of every other building in the row in which it is situated; **COMPLIES**

(h)the floor to ceiling height of any additional storey, measured internally, would exceed the lower of—

(i)3 metres; or

(ii)the floor to ceiling height, measured internally, of any storey of the principal part of the existing dwellinghouse **COMPLIES**;

(i)any additional storey is constructed other than on the principal part of the dwellinghouse; **COMPLIES, the extension is proposed over the main house and not the garage extension**

(j)the development would include the provision of visible support structures on or attached to the exterior of the dwellinghouse upon completion of the development; **COMPLIES, as confirmed in the supporting statement** or

(k)the development would include any engineering operations other than works within the curtilage of the dwellinghouse to strengthen its existing walls or existing foundations **COMPLIES, as confirmed in the supporting statement**

Conditions

AA.2.—(1) Development is permitted by Class AA subject to the conditions set out in sub-paragraphs (2) and (3).

(2) The conditions in this sub-paragraph are as follows—

(a)the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse; **COMPLIES, it has been confirmed that materials shall include cladding to match the ground floor cladding and brick to match the existing brick. The proposed roof will match the existing.**

(b)the development must not include a window in any wall or roof slope forming a side elevation of the dwelling house **COMPLIES;**

(c)the roof pitch of the principal part of the dwellinghouse following the development must be the same as the roof pitch of the existing dwellinghouse; **COMPLIES** and

(d)following the development, the dwellinghouse must be used as a dwellinghouse within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as a dwellinghouse **COMPLIES, as confirmed in the supporting statement.**

(3) The conditions in this sub-paragraph are as follows—

(a)before beginning the development, the developer must apply to the local planning authority for prior approval as to—

(i)impact on the amenity of any adjoining premises including overlooking, privacy and the loss of light; **The proposed development will not have any directly facing windows to neighbouring properties other than the front elevations of the dwellings opposite which are over 28 metres away on St Barnabus Road and over 30m away on Surley Row. As such, it is considered that sufficient separation distance would be retained**

between the properties so as to avoid overlooking and loss of privacy. Policy CC8 of the Reading Borough Local Plan states that a back-to-back distance of 20 metres should be maintained to ensure sufficient privacy is retained. This distance is exceeded in this case.

The extension would not protrude beyond the existing front or rear boundary line and as such would not be considered to result in a loss of light to neighbouring properties. A distance of 15m is also to be retained between the application site and the adjacent property no. 19 St. Barnabas Road.

It is considered the above assessment responses to the concerns raised in the representation.

(ii)the external appearance of the dwellinghouse, including the design and architectural features of—

(aa)the principal elevation of the dwellinghouse, and

(bb)any side elevation of the dwellinghouse that fronts a highway;

The proposed extension has been designed to complement the existing architectural features of the property.

The proposals materials will be matching brick and matching cladding and the window positions and design will respect the existing.

It is noted that concerns over the appearance of the dwelling were raised as part of the public consultation, particularly over the scale of development exacerbated by its prominence due to the felling of mature trees on site.

However, properties in the immediate vicinity are two storey. As such, the creation of an additional storey on this bungalow would not be considered excessively domineering or out of keeping with the dwellinghouse. It should also be noted that under the provisions of the GPDO, the proposal cannot be assessed in relation to the character of the wider area, but only the existing dwellinghouse itself.

(iii)air traffic and defence asset impacts of the development;

The property is not within the vicinity of any aerodrome and the proposed height of the dwelling will be similar to two storey dwellings in the vicinity. In this respect there will be no air traffic or defence asset impacts as a result of the proposed development.

(iv) whether, as a result of the siting of the dwellinghouse, the development will impact on a protected view identified in the Directions Relating to Protected Vistas dated 15th March 2012(3) issued by the Secretary of State;

The property does not sit within an area that is classified as a protected view.

Recommendation: Prior Approval NOT REQUIRED

Conditions:

1. The development permitted must be completed before the expiration of three years from the date of this prior approval.

REASON: To comply with the provisions of paragraph AA.2 (3) (c), Class AA, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2. The development shall be carried out in accordance with the following plans:

DRG.01 - Location Plan

DRG.10 - Proposed Plans & Elevations

Received 7th May 2021

REASON: To comply with the provisions of paragraph AA.3 (1), Class AA, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

3. No development shall commence on site until the developer has provided the local planning authority with a report for the management of the construction of the development, which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on adjoining owners or occupiers will be mitigated.

REASON: To comply with the provisions of paragraph AA.2 (3) (b), Class AA, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

4. The developer must notify the local planning authority of the completion of the development as soon as reasonably practicable after completion.

That notification must be in writing and include—

- (i) the name of the developer;
- (ii) the address of the dwellinghouse; and
- (iii) the date of completion

REASON: To comply with the provisions of paragraph AA.2 (3) (d) and (e), Class AA, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Informatives:

1. The local planning authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.

2. Building Control