

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 201373/HOU

Address: 42 Church End Lane

Applicant: Mr and Mrs Alleyne

Proposal: Demolition of existing Pre-Fab detached garage, proposed two storey side extension, garage extension and front porch (amended)

Target date: 26/11/20

Case Officer: Connie Davis

Site Description and Surrounding Area:

The application site is a semi-detached dwelling located on the western side of Church End Lane. The site and its adjoining neighbour have a similar design and style to properties located on the eastern side of the road. However those on the eastern side are more varied and are at an obtuse angle with the application site.

The property has a hipped roof with a catslide. The site is not listed, nor in a conservation area.

Proposal:

Planning permission is sought for the erection of a two-storey side extension comprising of a new garage and a front porch following the demolition of a detached garage. The existing garage lies on the north-eastern side of the plot.

The side extension would have a width of 3.5m, depth of the entire main house, eaves in line with the main house and a maximum height of 9m. It would be set down from the ridge of the main house by 0.4m and set back from the front elevation at first floor level by 0.5m.

The attached garage would have a width of 3.5m and maximum height of 4.5m. Above the garage would be a bathroom to serve the bedroom of the main house. It would have two roof lights to the rear. Both the house and garage extension would have a hipped roof in keeping with the main house.

The front porch would project to a depth of 1m and a maximum height of 3.5m. It would have a pitched roof.

Materials are proposed to match the existing property.

Plans Considered:

Drawing No.

PL-02 - Existing Floor Plans

PL-03 - Existing Elevations

Received 2nd October 2020

PL-04 Rev A - Proposed Floor Plans

PL-05 Rev A - Proposed Elevations

Received 18th November 2020

PL-01 Rev A - Location and Block Plan

Received 19th November 2020

Relevant Planning History:

None.

Consultation Responses:

Internal Consultees

Transport - The recommended dimension for a single garage is 7m long x 3m wide. The proposed garage falls short of these dimensions, however google images show that there is space on the front drive to accommodate another vehicle, although this has not been illustrated on submitted plans. An existing dropped crossing serves the property, plans do not indicate that any adjustments to the access is proposed, however it should be noted that any adjustment to the dropped crossing would require a license from the Highways Department.

There are no Transport objections to this application as off road parking can be provided in accordance with the Councils current Parking Standards. The Highways informative is recommended.

External Consultation

The following addresses were formally consulted via letter on

40, 44 Church End Lane
Moorlands Primary School

A site notice was also sent to the agent on 8th October 2020.

No responses were received.

Discussions with applicant/ agent

The agent was contacted to discuss the potential of setting the extension back from the front elevation and down from the ridge so the proposal would be considered a more subservient addition to the main house and adjoining semi. These revisions were made to an acceptable standard.

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)

CC1 Presumption in Favour of Sustainable Development
CC2 Sustainable Design and Construction
CC7 Design and the Public Realm
CC8 Safeguarding Amenity
H9 House Extensions and Ancillary Accommodation
H10 Private and Communal Outdoor Space
TR3 Access, Traffic and 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 extension is considered of an acceptable scale in relation to the main house. It is suitable set back and down from the front elevation. Although the width of the development (extension and attached garage) is approx. 7m, this is considered acceptable due to the differing height of the elements of the proposal. Although above the garage would serve as internal floor space for the first floor of the house, there would still be a noticeable difference in height between the garage and main house so as not to appear as one excessively bulky addition. The assessment also takes into account the practical need for a garage, and as such the design is considered suitable.
 - Reduce the amount of usable amenity space for the property to an unacceptable degree; **NO**
 - 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 proposal would not be considered to affect the adjoining neighbour (no. 44) as the extension would not go beyond the rear building line.

With regard to no. 40, the extension would be set off the boundary by the same amount as the existing garage (the development would not get any closer to the site boundary). On this boundary the neighbour has a garage and what appears to be an outbuilding. The rear conservatory is located a sufficient distance from the boundary. As such, it is not considered that the proposal would result in a loss of light or be considered overbearing to neighbouring windows. The garage element (which is to be of a lower height) is the part to be situated close to the boundary rather than the two storey element, so again, would not be considered to be overly dominant from this neighbouring property.

- Invade the privacy of neighbouring properties through overlooking from windows or balconies; **NO**, no side windows are proposed.
- Detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **NO**, the proposal is considered acceptable in relation to the main house and adjoining semi-detached property. Although other sets of semis in the vicinity do not appear to be extended to the side or front (porch), the road is not considered to have a distinct character, style or scale of property, so an extension is considered acceptable in relation to the surrounding area given the efforts that have been made to keep the design in keeping with the main house (particularly by way of materials and roof form).
- Detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **NO**, materials are proposed to match the host property.

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**.

Transport Matters

As per the transport consultation, the proposal is considered acceptable in relation to transport Policy TR3. The highways informative will be included.

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

Informatives

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

1HA