

DELEGATED APPLICATION REPORT

Ward: Whitley

App Ref: 201272/HPA

Address: 43 Buckland Road, Reading, RG2 7SB

Proposals: Rear extension measuring 5.00m in depth, with a maximum height of 3.25m, and 3.00m in height to eaves level. Notification of the construction of an extension under class A Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Case Officer: Mr David Brett

Applicant: Mrs Lakhvinder Sandhu

Date received: 09/09/2020

Valid from: 10/09/2020

Target date: 13/11/2020, extended from 21/10/2020 to allow for 21 day neighbour consultation period as correspondence was sent out on 05/10/2020.

Introduction

Under Class A, Part 1, of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 ("the 2015 Order") the following is allowed:

(g) for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and -

(i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or

(ii) exceed 4 metres in height

Provided the development is not excluded by virtue of the criteria in Paragraph A.1 of the 2015 Order.

The application site is not within a Conservation Area nor have PD rights been withdrawn or restricted by way of a direction made under Article 4 or condition attached to an express planning permission.

Site Description and Surrounding Area

The proposal site is an end terraced dwelling located on Buckland Road, Whitley. Buckland Road at this point is predominantly residential in nature and largely consists of a mix of terraced and semi-detached houses.

Proposal

The proposal falls to be considered under Paragraph A.1 (g) and accordingly Condition A4 applies.

The agent has provided information on the proposed single storey rear extension. The extension would:

- Extend beyond the rear wall of the original dwelling by 5m
- Have a maximum height of 3.25m
- Have an eaves height of 3.0m

Plans Submitted

The agent submitted the following:

- Block & Site Plan - BR:01
- Location Plan - BR:02

- Existing Floor Plans - BR:03
- Existing & Proposed Elevations - BR:05

Received on 09/09/2020

- Existing & Proposed Elevations - BR:05 Rev A

Received on 10/09/2020

Planning History

None

Notification

In accordance with the relevant provision of the GPDO 2015 Order, the LPA notified on 05/10/2020 the adjoining owners and occupiers at 66 Long Barn Lane, 68 Long Barn Lane, 41 Buckland Road and 45 Buckland Road providing a period of 21 days for representations to be made. The 21 day consultation period expired on Monday 26th October 2020. One letter of representation was received from the resident of 45 Buckland Road, concerning the following:

- Construction of extension
- Loss of light
- Loss of Privacy
- Impact on surrounding area
- Harm to outlook

Policies

Legal and Planning Policy Context

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:

Reading Borough Local Plan (Adopted November 2019)

- CC8 Safeguarding Amenity
- H9 House Extensions

Appraisal

The proposed development has been assessed under Class A, Part 1, of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015, as amended. In accordance with this legislation, adjoining owners and occupiers have been consulted on the proposal and objections have been received. The prior approval of the Local Planning Authority is therefore required as to the impact of the proposed development on the amenity of the adjoining premises.

Due to restrictions around Covid-19, a site visit was not possible, however, an adequate assessment of the proposals was performed based on aerial photos on this occasion.

Impact on amenity of neighbours

The Supplementary Planning Guidance - A Design Guide to House Extensions (2003) states that rear extensions longer than 4m will not normally be granted planning permission. The exception

to this is if the house and garden are capable of taking an extension of longer depth. It is also advised that rear extensions should be located as far away from side boundaries as possible, to safeguard the outlook of neighbours.

The application site is adjoined to its neighbouring property 41 Buckland Road. The 5.0m depth of the proposed rear extension together with the 3.25m height and 3m eaves height would be excessive and would have a visually dominant and overbearing effect on this neighbour. This would be unneighbourly as it would be detrimental to the living environment of the residents of 41 Buckland Road. This would be contrary to Policies CC8 and H9. It has therefore not been demonstrated that the proposal would not cause significant harm to the residential amenity of the occupants of 41 Buckland Road. For this reason, it is recommended that prior approval is refused.

Objection Letter

The following section addresses concerns raised within the objection letter received from 45 Buckland Road.

- Construction of extension

The objection letter detailed concerns regarding the construction of the proposed single storey rear extension. Access to the rear garden for the construction of the proposal was raised as concern, along with potential noise and disturbance. It is considered unlikely that the proposed development would result in harmful disturbance to the point of refusal for this application.

- Loss of light

The objection received from 45 Buckland Road raised concerns regarding loss of light to the garden. The proposed rear extension features a flat roof and is set off of the side boundary to 45 Buckland Road by 1.5m. Due to the separation distance and orientation of the 43 and 45 Buckland Road, the proposed development is not considered to result in a harmful loss of light to the garden at number 45 in accordance with policy CC8 of the Reading Borough Local Plan.



Image 1.

Image 1 is an annotated version of the block plan submitted for this application. The red line extending from 45 Buckland Road demonstrates an approximation of the 45° angle of light to habitable rooms at 45 Buckland Road. However, the proposed development clearly does not allow for the 45° light angle to habitable rooms at number 41. As such, it is considered that the applicant has failed to demonstrate that the proposal would not cause a detrimental impact on the living environment of No. 41 in terms of access to sunlight and daylight and this forms a further reason for refusal of the application.

- Loss of Privacy

The objection letter raised a concern regarding the addition of a ground floor window, serving the proposed expanded living room. With concerns that the resident of number 45 would be overlooked as a result. The proposed window is located at ground floor level and with the top of the window reaching 2.45m from ground level. The proposed side elevation

window at ground floor level is not considered to be harmful to the residents at number 45 with regards to potential overlooking or loss of privacy in accordance with policy CC8.

- Impact on surrounding area

The resident of number 45 Buckland Road has raised concerns that the proposed development would negatively impact the value of his property. The proposed development is not considered to have a detrimental impact on the value of the property at 45 Buckland Road.

- Harm to outlook

The objection letter has raised concerns that the proposed development would harm the outlook to the rear of properties along Buckland Road. As addressed in 'Impact on amenity to neighbours' it is considered that the proposed development would be harmful to the outlook of the adjoining neighbouring property at 41 Buckland Road, by virtue of the height, depth and location of the proposal at the side boundary to number 41. While rear extensions and conservatories do exist to the rear of properties along Buckland Road, the height, depth, scale and location of the proposed rear extension at 43 Buckland Road is not considered acceptable.

Equalities Impact

In determining this application, the Local Planning Authority has had regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, gender, and sexual orientation.

In terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

Recommendation

Refuse prior approval

The proposed extension, by reason of its depth and height on the boundary with 41 Buckland Road, would result in a visually dominant and overbearing effect on this neighbouring property and has failed to demonstrate that it would not cause a detrimental impact in terms of access to sunlight and daylight to habitable rooms, harmful to the amenity of occupiers and contrary to Policies CC8 and H9 of the Reading Borough Local Plan 2013 and A Design Guide to House Extensions SPG (2003).

Consideration was given to the following information received by the Local Planning Authority:

- Block & Site Plan - BR:01
- Location Plan - BR:02
- Existing Floor Plans - BR:03

Received on 09/09/2020

- Existing & Proposed Elevations - BR:05 Rev A

Received on 10/09/2020

For the avoidance of doubt, it is clarified that the agent agreed a formal extension of time for the determination of the application until 13/11/2020, based on email correspondence on 26/10/2020.