

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 201318/HOU

Address: 2 Mason Street

Applicant: Mrs S Riaz

Proposal: Proposed part two part single storey rear extension (part retrospective)

Target date: 16/11/20

Case officer: Connie Davis

Site Description and Surrounding Area:

The application site comprises a two storey end-of-terrace property, located to the northward side of Mason Street. The eastward site boundary comprises the rear boundary of the flatted development at Grosvenor House, on George Street. The property benefits from an integral garage and a large outbuilding is located to the end of the rear garden. The surrounding area is predominantly residential.

It should be noted a single storey rear extension and two storey rear extension are currently partly implemented under permission 04-00982-FUL (041155). As such, the developer could complete the development under this approval and the starting point for assessment would be that it is complete. However, it has been noted in previous applications, that further unauthorised additions are underway. The projecting element, currently under construction, is approximately 1.2m deeper than approved at the ground floor, and 2.5m deeper at the first floor. However, this application seeks to now regularise the development in these respects.

Proposal:

The proposal is for a part one, part two storey rear extension. As approved previously, the property has permission for single storey rear extension measuring 4.45m depth (along the western boundary). A further projecting element of 2.85m depth at the ground floor, and 1.625m at the first floor as also approved (under application 041155). Further unauthorised extensions, as above, have also been partially constructed. The proposal seeks to regularise these unauthorised extensions, whilst also proposing further enlargement at the ground floor.

To the rear of the dwelling, there is currently a partially constructed two-storey rear extension (as shown on Drawing No. 10 - Existing floor plan (under construction)). There is also a fully constructed single storey rear extension, measuring at 4.45m and a partially completed patio (roof only) for the remaining depth. The proposal seeks approval for a further extension of 3.3m beyond the existing extension which would develop the patio area. At first floor level, the extension is to be reduced from what is shown as 'under construction' (reduced by 3m in depth).

The single storey element would have a flat roof with a maximum height of 2.5m. The first floor rear element would be finished with a gable roof in the same proportion as the existing (resulting in a double rear gable). The gable would be marginally set down from the ridge of the roof.

Materials have been selected to match those of the existing property.

Plans Considered:

Location Plan

Drawing no. 10 - Existing Floor Plan (under construction)

Drawing no. 07 - Existing Block Plan

Drawing no. 11 - Existing Elevations (under construction)

Drawing no. 10 Rev A - Proposed Floor Plans

Drawing no. 11 Rev A - Proposed Elevations
Received 21st September 2020

Drawing no. 07 Rev B - Proposed Block Plan
Received 13th November 2020

Relevant Planning History:

890633/FUL - Change of use from off licence to office for courier service - Refused 11/01/90
950553/FUL - Single storey rear extension - Refused 22/01/96
960858/FUL - First floor rear extension - Permitted 10/10/96
021440/FUL - Part one, part two storey side and rear extension - Refused 18/12/02
030662/FUL - Part one, part two storey side and rear extension - Permitted 07/08/03
041155/FUL - First floor rear extension - Permitted 12/10/04
190533/FUL - Part one, part two storey rear extension, roof alterations and conversion to 3 flats - Permitted 04/10/19
191927/FUL - Various works including roof alteration, part one, part two storey rear extension (part-retrospective) and conversion to 3 flats - to be determined
190533/FUL - Proposed roof alterations, part two part single storey extensions and conversion of the existing building to 3 x flats - Permitted 04/10/19
191940/HOU - Part one, part two storey rear extension (part-retrospective) - Refused 02/07/20

Consultation Responses:

Internal Consultees

No internal consultees were consulted on this application.

External Consultation

The following addresses were formally consulted via letter:

Flats 1 -8 Grosvenor House, George Street
3 and 5a Cambridge Street
4 Mason Street
42, 44, and 46 George Street

In addition, a site notice was sent to the agent on 29/09/20.

No responses have been received.

Discussions with applicant/ agent

A revised block plan was provided showing the proposed site in relation to neighbouring properties.

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

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;

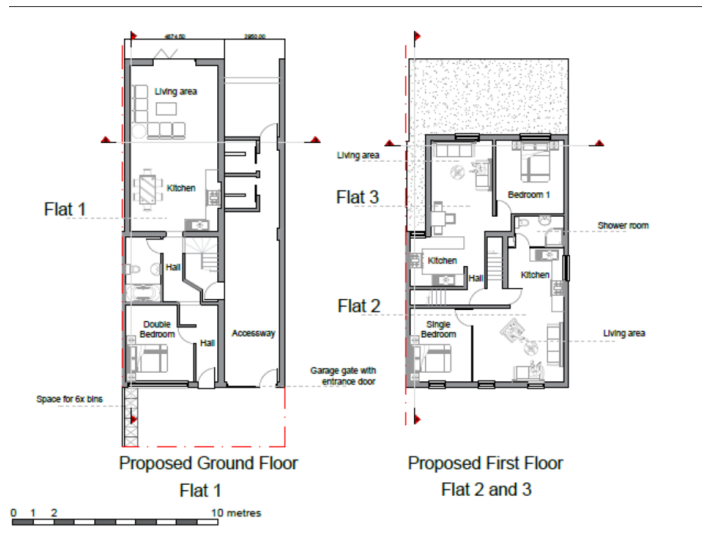
To assess this, the following has been considered - would the proposal:

- 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, although acknowledged the proposed cumulative alterations to the property and extensive in relation to the size of the terrace property, in the context of what has already been approved at the site, the proposal is not considered extensive. At first floor level, the proposal would be reduced in scale, and at ground floor level the single storey extension would measure an additional 3.3m (although in total the property would be extended by 8m at ground floor level when combined with previous approvals at the site). The proposal has been reduced at ground floor level since application 191940/HOU was refused and since application 190533/FUL was approved. At first floor level, the proposal has increased in depth by 1.2m since the above mentioned approval (and reduced since the refusal). The floor plans for each of these applications can be seen below:**

191940 - refused:



190533 - approved (although this application involved converting the building to flats, extensions to the building were also permitted):



Current application. At ground floor level, the development has been reduced by 3m at ground floor from the above approval, and extended at first floor level by 1m:



Existing Floor plans (which were the same for all the above applications):



In the context of the previous applications, particularly the referenced approval, the proposal is considered of an acceptable scale. However, the permission will

remove Class A, B and E Permitted Development rights so the property cannot be further extended without permission given the property is a terrace, and to retain the remaining amenity space.

- Reduce the amount of usable amenity space for the property to an unacceptable degree; NO, although there is a large outbuilding taking up a proportion of the garden, the proposal would only reduce the remaining garden space by 3 sqm (from 23 to 20 sqm) in the context of what could be implemented under previous permissions. Although the garden space is smaller than those in the vicinity, it is considered that a sufficient level of space is retained to be suitably enjoyed by the occupiers.
 - 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, in the context of what has already been previously approved at the site, the proposal, although large is considered acceptable in relation to neighbouring properties. To the west is 4 Mason Street which is acknowledged to be un-extended and therefore is one of the smaller properties within the terrace. However, the single storey extension along the boundary would be of a modest eaves height of 2.5m. Approval 190533 approved the extension with a maximum height of 2.6m. As such the height is to be reduced. From images of the site, it appears as though there is not a ground floor window on the side adjoining the application site (it appears a boarded door). At first floor level, neighbouring windows have been compromised by previous approvals at the site for the two-storey element on this boundary (which this application does not relate to). The single storey element, is on balance, considered acceptable for the reasons above (relating to height) and the history of the site.

A distance of 5m would remain between the site and the rear windows of flats at Grosvenor House, George Street, to the east. These would be considered to still receive adequate light from the north and south. The extension would be on the boundary with the rear garden space for these flats, however, due to the garden's length, it is considered that adequate garden space would remain which would not be encompassed by the development at two storey level. Due to the modest height of the single storey flat roof element on this eastern boundary, it could largely be shielded with boundary treatment.

No representations have been made by neighbours.

- Invade the privacy of neighbouring properties through overlooking from windows or balconies; NO, no new side windows are proposed, and a condition would be

placed on the permission preventing the flat roof to be used as a balcony or roof terrace in the interest of residential amenity. In addition, a condition will be placed on the permission to prevent new openings being included on either side elevation of the extension to avoid potential overlooking given the constraints of the site.

- Detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **NO**, again, the original scale of the property is noted, however properties within the terrace have been extended also and so the development is no longer considered to disrupt a uniformed style of property. The double gable is considered an appropriate and symmetrical design.
- 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 dwelling.

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

Refused application (191940/HOU)

The recently refused application was of a slightly larger scale than that proposed under this application. However, it appears as though this refusal was not totally mindful of the previous approvals at the site which could be implemented and therefore were not the starting point of the assessment unlike this application and approval 190533.

The application was refused for being an overdevelopment of the site and an addition which is not subservient, and the impact on 4 Mason Street. Although these points are understood, for the reasons outlined in the report, combined with the slightly reduced scale of the proposal, on balance, the application is considered to overcome these issues when assessed more thoroughly in relation to the specific planning history and context.

Conclusion

The proposed development, **on balance, largely given the history of the site**, 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 - this condition is still necessary given that some of the proposed works have not yet been carried out.
2. Approved plans
3. Matching materials
4. No use of roof
5. No new openings on side elevations
6. Removal of Class A, B and E Permitted Development rights

Informatives

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

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