

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Whitley

App Ref: 210113/HOU

Address: 34 Cockney Hill, Tilehurst, Reading, RG30 4EU

Proposals: Two storey side and single storey rear extension.

Case Officer: Mr David Brett

Applicant: D Stansfield and W Zealey

Date received (valid from): 22/01/2021

Target Decision date: 30/04/2021, agreed extended decision date from 19/03/2021.

1. INTRODUCTION

The proposal site a two-storey detached dwelling located on Cockney Hill, Tilehurst. The surrounding area consists of a mix of two storey detached dwellings and bungalows with a mix of styles and designs to the main houses. The surrounding area is considered largely residential.

The agent supplied site photos on 23/02/2021. These photos were used for the purpose of determining this application. A site visit was also undertaken on 24/03/2021.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks a two storey side and single storey rear extension.

Plans considered:

~~Existing & Proposed Plans & Elevations 01-A~~

Received on 22/01/2021

~~Existing & Proposed Plans & Elevations 01-C~~

Received on 23/02/2021

- Existing Plans & Elevations - 01-D

~~Proposed Plans & Elevations 02-D~~

Received on 10/03/2021

- Proposed Plans & Elevations - 02-E

Received on 09/04/2021

As per the above, the plans have been revised during the course of the application to address inaccuracies, as well to provide alterations to the proposals based on officer feedback.

3. RELEVANT PLANNING HISTORY

None at 34 Cockney Hill.

The following is the relevant planning history for neighbouring property.

32 Cockney Hill:

- 0000019789 - Dining Room Extension - Unconditional Consent on 14/04/1972

4. CONSULTATIONS

4.1 *The following addresses were notified and consulted by letter in accordance with the statutory publicity requirements for a Householder Planning Application.*

32 Cockney Hill, Tilehurst, Reading, RG30 4EU - Response received from Woolf Bond Planning on behalf of the occupants at 32 Cockney Hill on 16/02/2021

- The proposals are considered to result in an inappropriate impact upon the residential amenity of my client's property (due to loss of light and an overbearing impact) contrary to Policy CC8 of the Local Plan and the Council's "A Design Guide to House Extensions" SPD. In addition, the proposals result in an overly dominant feature in design terms contrary to Local Plan Policy CC8 the Council's "A Design Guide to House Extensions" SPD. For these reasons, it is considered that the application should be refused.

32 Cockney Hill, Tilehurst, Reading, RG30 4EU - Response received from on 09/04/2021 upon review of revised plans (Revision D)

- Single storey rear extension will result in a loss of light to rear facing kitchen. Concerns of overlooking to the property from the proposed ground floor side elevation window.
- Location of proposed cooker hood in relation to patio area at number 32. Concerns that fumes from the extractor fan would harm the enjoyment of the patio area.

32 Cockney Hill, Tilehurst, Reading, RG30 4EU - Response received on 23/04/2021 upon review of revised plans (Revision E)

- Notes that the proposed ground floor side facing window is now to be obscure glazed, questions the need for the window.
- Reiterates concerns of the location of the cooker hood.
- Reiterates concerns that the proposed development would be overbearing when viewed from the kitchen window at number 32.

36 Cockney Hill, Tilehurst, Reading, RG30 4EU - No response received.

25 Mandeville Close, Tilehurst, Reading, RG30 4JT - No response received.

27 Mandeville Close, Tilehurst, Reading, RG30 4JT - No response received.

The applicant displayed the site notice from Friday 29th January 2021, stating on the notice that all comments must be received by Thursday 18th February 2021. No responses have been received. Despite the site notice not being erected for a period of 21 days, the statutory publicity requirements for consultations on Householder Planning Applications have been satisfied as neighbour notification letters were sent out to all adjoining neighbours as detailed above.

The residents of 32 Cockney Hill were informed that revised plans had been submitted for application 210113 on 18/03/2021 and invited to provide updated comments on the application by 09/04/2021 (as per the responses above).

5. 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.

6. 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:

National Policy

National Planning Policy Framework

National Planning Practice Guidance

Reading Borough Local Plan (Adopted November 2019)

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 Highways Related Matters
TR5 Car and Cycle Parking and Electric Vehicle Parking

SPG/SPD

Design Guide to House Extensions SPD (Adopted March 2021)

7. APPRAISAL

7.1 House Extensions and Ancillary Accommodation

In accordance with Reading Borough Local Plan policy H9: House Extensions and Ancillary Accommodation, house extension proposals are acceptable where it:

- *Respects the character and appearance of the house in terms of scale and locations.*
- *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.*

The works to the ground floor consists of a wraparound extension that includes the demolition of the existing rear conservatory and detached garage. An integrated garage is also proposed to replace the existing detached garage. The works proposed to the first floor include a rear and side extension.

The single storey rear extension has a depth of 2.3m, and a maximum height of 3.1m. The width of the proposed rear extension is 10.8m, with the side elevation set from the side boundary to number 32 by 1.1m (following revisions during the application). The proposed rear extension features a flat roof with two skylights serving the proposed dining area and lounge. The rear elevation of the proposed rear extensions features glazed patio doors leading from the lounge to the rear garden, while bifold patio doors are also proposed providing access from the dining area to the rear garden.

The ground floor side extension has a depth of 2.8m and is set from the side boundary to number 32 by 1.1m. The proposed side extension serves to create a large open plan kitchen and dining area, as well as the creation of a utility room. The existing detached garage is to be demolished to allow for the erection of an integrated garage that is accessed via internal links to the main house. The proposed integrated garage includes a pitched roof, which is considered to respect the character and appearance of the main house. A window is proposed to the side elevation of the proposed side extension, serving the proposed utility room. A door is also proposed to the side elevation allowing for side access to the kitchen.

The works to the first floor consists of a rear and side extension, and dormer extensions. The first floor rear extension aspect of the proposal is considered minor in scale, increasing the depth of the south west bedroom by 0.9m. This brings the first floor rear elevation of the south west bedroom in line with the existing rear elevation of the south east bedroom. The width of the proposed first floor side extension is 2.8m and allows for the creation of a bathroom and ensuite serving the south west bedroom. Two pitched roof dormers are proposed to the front elevation. An existing dormer is to be removed and replaced with one of the two identical pitched roof dormers. The proposed pitched roof dormers are considered an appropriate development in terms of size and appearance and sits comfortably within the proposed extended catslide roof slope. While the centre dormer does not line up with the window at ground floor level, the windows as existing do not line up vertically. This is considered a minor issue and not harmful to the overall appearance of the front of number 34 as proposed to the point of refusal.

The first floor side and rear extension features a staggered depth. The staggered depth is to reduce the impact of the proposed side and rear extensions to number 32. As a result, the proposed side and rear extensions to the first floor allow for a 45° angle of light as measured from the window of the nearest habitable room at number 32. The staggered depth also

adequately addresses officer concerns within the original submission that the proposed extensions would be overbearing to number 32. During the course of the application, the plans have been revised to address officer concerns that the proposed extensions would be overbearing to the residents of number 32, with concern to the living conditions of habitable rooms and the rear garden at number 32.

The height of the ridge along the catslide is proposed to be increased by 0.4m. This would result in the ridge of the catslide roof being higher the highest point of existing ridge by 0.34m. The increase in ridge height for the catslide roof is not considered to harm the character and appearance of the main house. Despite this, the overall extensions are considered subservient to the main house in terms of size, scale and appearance.

Overall, the proposed extensions are considered to sufficiently respect the character and appearance of the main house and the surrounding area. Extensions of this size and nature are considered characteristic of the surrounding area along Cockney Hill. There is no common design amongst the dwellings along Cockney Hill, with vastly varying designs and scales to the dwellings along this road throughout. The design of the proposed extensions are considered to sufficiently respect the character and appearance of the main house, through the continuation of the catslide for the creation of the two storey side extension. The proposed ground floor extensions are considered appropriate in scale to the main house. The proposed development is considered in accordance with policy H9 of the Reading Borough Local Plan.

In accordance with Reading Borough Local Plan policy H9: House Extensions and Ancillary Accommodation, house extension proposals are acceptable where it:

- *Does not result in a loss of biodiversity within gardens.*

It is not considered that the proposal would result in a loss of biodiversity within the garden to the point of refusal for this application. The proposed extensions are to be constructed upon an already developed part of the site, so there will not be a harmful loss of existing green landscaping.

7.2 Safeguarding Amenity

This proposal has also been assessed against Reading Borough Local Plan policy CC8: Safeguarding Amenity, which states that proposals are acceptable where they will not cause a detrimental impact on the living environment of existing residential properties with regard to:

- *Privacy and overlooking*
- *Access to sunlight and daylight*
- *Visual dominance and overbearing effects of a development*
- *Harm to outlook*

The plans as demonstrated on plan 'Existing & Proposed & Plans & Elevations - 01-A' were considered overbearing to the rear elevation of number 32, and would appear overly dominant when viewed from the rear garden at number 32 in particular the area closest to its rear elevation.

The proposed development as revised is not considered to have a significantly detrimental impact on the living conditions at 32 Cockney Hill. The proposed development has been revised to address concerns that the proposed extensions would be overbearing and would harm the outlook from number 32. The proposed extensions as revised have addressed officer concerns by setting the side elevation of the proposed side extension further off the side boundary to number 32. The depth of the proposed first floor rear and side extensions has also been staggered to allow for appropriate levels of natural light to habitable rooms at number 32.

Number 32 is at a higher elevation than number 34. Due to this change in elevations, the visual impact of the proposed development at number 32 as revised is lessened. The revised plans demonstrate that the main house at number 32 is 0.5m higher than the main house at number 34. Therefore, the proposed extensions at number 34 are not considered overbearing or to harm the outlook from habitable rooms at number 32 to the point of refusing the application on this

basis, whilst acknowledging that in comparison with existing there will be a change in context. While at ground floor level, the proposed rear extensions do breach a 45° angle of light to number 32 any potential harm is considered to be reduced due to the height of the proposed ground floor rear extensions in relation to the height of the kitchen window at number 32. The separation distance between the proposed side extensions and the kitchen window at number 32 is also considered to result in minimal impact to loss of light at number 32.

It has been demonstrated on the plans that the proposed ground floor side facing window is to be obscure glazed up to a height of 1.8m from finished floor level. This is considered to sufficiently address concerns of harmful overlooking from this window to the rear garden and rear elevation of number 32. Triple pane sliding doors and a glazed Juliet balcony are also proposed to the rear elevation, serving the south west bedroom. The proposed Juliet balcony is not considered to harm the living conditions at number 34 in terms of overlooking or create new opportunities for overlooking. This is due to the presence of an existing first floor bedroom window to the rear elevation of number 34.

The proposed development is not considered to harm the outlook from rear windows at number 32 to the point of refusal for this application. The existing rear kitchen window at number 32 overlooks on to the private garden area of number 34. The proposed extension will provide the residents at number 34 with more privacy within the rear garden while the privacy of the neighbours will be protected. There is no right to a view, particularly if it relies upon overlooking the neighbouring property as in this case. It is considered that the occupiers of number 32 will still have views south from the rear of the main house and garden area.

Number 32 have raised a concern regarding the location of the proposed cooker hood. The concern relates to smells emanating from the cooker hood that would potentially harm the living conditions to the rear garden at number 32. The proposed cooker hood opens out to an open part of the proposal site and is set from the boundary to number 32 by 1.1m. The location of the proposed cooker hood and the potential smells emanating from the cooker hood are not considered harmful to the point of refusal for this application. A cooker hood can be added without the need of planning permission.

In order to ensure that no significant loss of amenity is caused, a series of conditions are also proposed. Two windows are proposed to the side elevation of the first floor extensions. These windows serve the proposed en-suite and bathroom. It is considered appropriate to condition these two windows to be obscure glazed and top openable above 1.7m as a minimum when measures from the floor level of the respective rooms. The proposed ground floor side facing window will also be conditioned to be obscure glazed up to a height of 1.8m from the finished floor level of the proposed rear extension. The proposed glazed side kitchen door will also be conditioned to be obscure glazed. The obscure glazing proposed to ground floor openings is to avoid harmful overlooking to the rear of the main house at number 32 and the rear garden due to the downward slope of the gardens and the height of the boundary fence that follows the downward slope. The proposed ground floor side facing window and kitchen door are proposed beyond the side elevation of number 32 and are considered to create opportunities for overlooking unless obscure glazed appropriately. This is to safeguard the amenities of number 32 from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan 2019. Finally, a condition will prevent the flat roof area above the ground floor extension becoming a terrace (particularly as a Juliet balcony is denoted), to protect the amenity of both neighbouring occupiers.

The proposed development as revised is not considered to harm the living conditions at 36 Cockney Hill. The majority of the proposed development is taking place to the west of the proposal site and would likely have little impact on the living conditions at number 36. The depth of the proposed rear extension is less than the existing conservatory to be demolished. The living conditions at number 36 are not considered to be harmed by the development proposed at number 34 in terms of overlooking, overbearing, loss of light or any other amenity criteria listed under policy CC8 of the Reading Borough Local Plan.

No other nearby occupier is considered to be significantly impinged by the proposed development in relation to any amenity consideration.

For current and any future occupiers of the host building, the additional space created by the proposed extensions will improve the standard of accommodation at the property.

Overall, the proposed works are, following revisions, not considered to harm the living conditions to neighbouring properties or the surrounding area. Therefore, the proposed development is considered in accordance with policies CC7 and CC8 of the Reading Borough Local Plan.

7.3 Private and Communal Outdoor Space

This proposal has also been assessed against Reading Borough Local Plan policy H10: Private and Communal Outdoor Space, which states that:

- *Usable outdoor space for houses should be no less than the gross floor area of the dwelling. To which it relates.*

It is considered that this proposal will not represent an unacceptable loss in private outdoor space. Therefore, the proposed development is considered in accordance with policy H10 of the Reading Borough Local Plan.

7.4 Transport

The proposed replacement garage raises no transport based concerns, with sufficient space within the front driveway area for parking. There is also sufficient space within this area to construct the proposed development without impacting on the highway.

8. CONCLUSION

The proposed development has been assessed and the proposed works are considered to be in accordance with the above relevant policies and planning permission can be granted.

9. RECOMMENDATION

GRANT

10. CONDITIONS

TL1: Time Limit (Standard)

The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

AP1: Approved Plans

The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

- Proposed Plans & Elevations - 02-E

Received on 09/04/2021

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

M1: Materials (To Match)

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policies CC7 and H9 of the Reading Borough Local Plan 2019.

PD2: No New Openings

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) no windows/doors/dormers/openings, other than those shown on the approved plans shall at any time be placed in the side (west) elevation of the extension hereby permitted without the grant of a separate planning permission from the Local Planning Authority.

REASON: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

PD3: Obscure Glazing

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the proposed first floor side facing windows shall be top openable above 1.7m as a minimum when measured from the floor level of the respective rooms, and glazed with obscure glass before occupation of the development hereby approved and shall be permanently maintained as such.

REASON: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

Obscure Glazing - Ground Floor

The proposed ground floor side facing window serving the proposed ground floor rear extension shall be obscure glazed up to a height of 1.8m from the finished floor level of the proposed ground floor rear extension before occupation of the development hereby approved and shall be permanently maintained as such. The proposed side door serving the proposed ground floor side extension shall be obscure glazed before occupation of the development hereby approved and shall be permanently maintained as such.

REASON: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

PD5: Use of Roof Restricted

The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific planning permission from the Local Planning Authority.

REASON: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy CC8 and H9 of the Reading Borough Local Plan 2019.

11. INFORMATIVES

Standard Informatives