

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Southcote

App Ref: 201684/HOU

Address: Well House, 6A Highdown Hill Road, Reading, RG4 8QP

Proposals: First floor rear extension and associated works (Amended Description)

Case Officer: Mr David Brett

Applicant: Mark and Sarah Ely

Date received (valid from): 06/12/2020

Target Decision date: 02/02/2021.

1. INTRODUCTION

The proposal site is a two storey detached dwelling located on Highdown Hill Road, Caversham. The surrounding area is considered predominantly residential, with a mix of detached and semi-detached dwellings.



Fig 1. Rear of 6a Highdown Hill Road. Site photo provided by agent on 22/12/2020.

A site visit for this application was not possible due to the Coronavirus lockdown. The agent supplied site photos on 22/12/2020. These photos were used for the purpose of determining this application.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a first floor rear extension. The works proposed also include the demolition of existing conservatory, with bifold patio doors proposed to the existing ground floor rear elevation.

Plans considered:

- Site and Location Plan - 20036-SP-01
- Existing Ground Floor Plan - 20336-EX-01
- Existing First Floor Plan - 20336-EX-02
- Existing Front Elevation - 20336-EX-03
- Existing Rear Elevation - 20336-EX-04
- Existing Side Elevation - 20336-EX-05

- Existing Section 1-1 - 20336-EX-06
- Existing Section 2-2 - 20336-EX-07
- Proposed Ground Floor Plan - 20336-P-01
- Proposed First Floor Plan - 20336-P-02
- Proposed Front Elevation - 20336-P-03
- Proposed Rear Elevation - 20336-P-04
- Proposed Side Elevation - 20336-P-05
- Proposed Section 1-1 - 20336-P-06
- Proposed Section 2-1 - 20336-P-07

Received on 06/12/2020

- Proposed Site Plan - 20336-SP-01

Received on 08/12/2020

- Existing and Proposed Roof Plan - 20336-P-08

Received on 28/01/2021

3. RELEVANT PLANNING HISTORY

070124 - Ground level conservatory to rear of house - Application Permitted on 09/07/2007

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

- 6 Highdown Hill Road, Emmer Green, Reading, RG4 8QP - Response received on 04/01/2021
 - Concerns raised as to the size and scale of the proposed development.
 - Raises concerns that there would be a loss of light to habitable rooms at number 6.
 - Raises concerns that the plans are not clear.
- 8 Highdown Hill Road, Emmer Green, Reading, RG4 8QP - Response received on 04/01/2021
 - Concerns raised as to the impact of the proposal on number 8 with regards to loss of light and would appear visually dominant to 6 and 8 Highdown hill Road.
 - Raises concerns that the plans are not clear.
- 1 Gravel Hill, Emmer Green, Reading, RG4 8QN - No response received.

A site notice was displayed from Tuesday 8th December 2020, expiring on Tuesday 29th December 2020. No further consultation responses have been received for this application.

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

SPG/SPD

A Design Guide to House Extensions SPG (2003)

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 proposed development is for a first-floor rear extension. The proposed works also include alterations to the existing rear elevation, which consist of the removal of the existing conservatory, and replaced with bifold doors to the rear elevation.

The works at ground floor level consist of the removal of the existing conservatory, which was approved under planning application 070124. The conservatory is to be replaced with bifold patio doors to the rear elevation. The proposed bifold patio doors are to be glazed and have been specified to match the existing dwelling on the application form. The proposed alterations at ground floor level are considered minor in scale and will not harm the character and appearance of the dwelling house.

The proposed works to the first floor consists of a full width rear extension, with a modest depth of 2.1m, bringing the first-floor rear elevation in line with the original ground floor rear elevation. The proposed first floor rear extension features a part flat, part pitched roof, which is pitched at the same angle as the existing roof. The roof is set down from the existing ridge by 3.5m. The south (side) elevation of the proposed first floor rear extension is set from the side boundary to number 6 by 3m. The north (side) elevation of the proposed first floor rear extension is set from the side boundary to number 8 by 0.8m. The roof tiles and brickwork have been specified on the plans and the application form to match the existing dwelling. Three windows are proposed to the rear elevation, serving two bedrooms and an ensuite.

Overall, the proposed development is considered to adequately respect the character and appearance of the existing dwelling and surrounding area in terms of size and scale. The proposed works are to the rear of the dwellinghouse, as such, the proposed development is not considered to detrimentally impact the character and appearance of the street scene. Therefore, 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.

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 (amongst other matters):

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

The proposed first floor rear extension is not considered to significantly harm the living conditions at 8 Highdown Hill Road. Number 8 is set significantly further forward of 6a Highdown Hill Road. The rear elevation of number 8 is beyond the front elevation of 6a Highdown Hill Road. As existing, it is considered likely that the side elevation of 6a Highdown Hill Road would infringe a 45° angle of light as measured from the window serving the nearest habitable room and number 8 in floor plan terms. This is unlikely though in elevation terms given the distance involved and the existing context. The proposed first floor rear extension at 6a, with a modest depth of 2.1m is not considered to significantly worsen the living conditions at number 8 to the point of refusal for this application, given the fairly significant distances involved and the modest additional depth.

It is considered that the proposed rear extension has been designed sensitively to minimise the impact on nearby residents. This is demonstrated by the pitched roof being set significantly down from the existing ridge, allowing for as much natural light to the rear garden of number 8 as possible while retaining the character and appearance of number 6a. Due to the considered modest addition at first floor level, 0.8m separation distance of the development from the side boundary, the proposed extension is not considered overbearing to number 8 or harm the outlook to the point of refusal for this application. No windows are proposed to the side elevation of the proposed first floor rear extension, so there are no officer concerns that there would be harmful loss of privacy to the garden or habitable rooms at number 8. This will be ensured via a compliance condition.



Fig 2. Aerial photograph of (front left to right) 8, 6a and 6 Highdown Hill Road. Retrieved from Google Maps on 29/01/2021.



Fig 3. Aerial photograph of 8, 6a and 6 Highdown Hill Road. Retrieved from Google Maps on 29/01/2021.

The proposed first floor rear extension is not considered to detrimentally impact the living conditions at number 6 due to the size and scale of the proposed development, and the orientation of the 6a and 6 Highdown Hill Road. The proposed first floor rear extension will not extend significantly beyond the rear elevation of number 6, as a result it is considered unlikely that there would be a harmful loss of light to habitable rooms or the rear garden at number 6.

6 Highdown Hill Road is also south of 6a Highdown Hill Road, as demonstrated by the shadows cast by the side elevation of number 6 in, and the shadow of the boundary fence between 6 and 6a Highdown Hill Road (see fig. 5). As a result, the proposed first floor extension at 6a is not considered to harm number 6 with regards to a harmful loss of light. The proposed development is also not considered overbearing to number 6, as the proposed first floor rear extension is set 3m from the side boundary and does not extend significantly beyond the rear elevation of number 6. No windows are proposed to the side elevation of the proposed extension, so there are no officer concerns that there would be harmful loss of privacy to the garden or habitable rooms at number 6. This will be ensured via a compliance condition.



Fig 4. Existing side elevation in relation to 8 Highdown Hill Road. Site photo provided by agent on 22/12/2020.



Fig 5. Existing side elevation in relation to 6 Highdown Hill Road. Site photo provided by agent on 22/12/2020.

With regards to the wider street scene, the proposed development is not considered to harm the living conditions at any other properties along Highdown Hill Road. In this instance, as already alluded to, it is however considered appropriate to include a condition to any approval of this application restricting the addition of side facing windows to the proposed first floor rear extension. It is also considered appropriate to include a condition restricting the proposed flat roof from being used as a balcony, roof garden or similar amenity area. This is to prevent any possible overlooking to neighbours and a harmful loss of privacy.

The proposed development is not considered to harm the living conditions at any other properties within the surrounding area. Overall, the proposed first floor rear extension is not considered to harm the living conditions to neighbouring properties or the surrounding area. Therefore, the proposed development is considered in accordance with policy 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. As the size of the private outdoor space will still be larger than the usable floor space of the dwelling on the ground floor.

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:

Plans considered:

- Proposed Site Plan - 20336-SP-01
- Site and Location Plan - 20036-SP-01
- Proposed Ground Floor Plan - 20336-P-01
- Proposed First Floor Plan - 20336-P-02
- Proposed Front Elevation - 20336-P-03
- Proposed Rear Elevation - 20336-P-04
- Proposed Side Elevation - 20336-P-05
- Proposed Section 1-1 - 20336-P-06
- Proposed Section 2-1 - 20336-P-07

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Received on 08/12/2020

- Existing and Proposed Roof Plan - 20336-P-08

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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 or openings, other than those shown on the approved plans shall at any time be placed in the north (side facing) or south (side facing) elevations of the first floor rear 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.

PD5: Use of Roof Restricted

The flat 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