

DELEGATED APPLICATION REPORT

Ward: Southcote

App Ref: 200542/FUL

Address: 323 Southcote Lane

Proposals: Erection of a detached three bedroom dwelling with associated parking, amenity space and landscaping following demolition of existing garage.

Case Officer: Mr Anthony Scholes

Date received (valid from): 15 May 2020

Target Decision date (agreed extension of time): 5 November 2020

1. INTRODUCTION

- 1.1 The application site is the land and existing dwelling at no.323 Southcote Lane. The site is not located within a conservation area, nor is it designated or listed. It has no other designations/overlays.

2. PROPOSAL

- 2.1 The proposed development is for the demolition of the attached open garage to the rear of the existing dwelling and construction of a part single-storey, part two-storey detached dwelling within the side garden of the existing dwelling. The proposal would utilise the existing access for both dwellings and provide/retain soft landscaping to the front and side boundaries.

2.2 Submitted Plans and Documentation:

- Drawing No: P19-052-02-03-002 - Existing survey
- Drawing No: P19-052-02-03-001 - Location and block plan
- Drawing No: P19-052-02-03-004 - Proposed site plan
- Drawing No: P19-052-02-03-005 - Proposed floor plan
- Drawing No: P19-052-02-03-006 - Proposed South and West elevations
- Drawing No: P19-052-02-03-005 - Proposed North and East elevations
- Design and access statement
- Applications forms
- CIL form
- 3D Visualisations
- Valuations
As received 9 April 2020
- Existing floor plans - estate agent copy
As received 25 August 2020
- Drawing No: P19-052-02-03-001 - Existing site & floor plans - existing house
- Drawing No: P19-052-02-03-006 - Proposed site & floor plans-existing house
As received 1 September 2020
- Drawing No: P19-052-02-03-004A - Proposed site plan
As received 1 September 2020

3. PLANNING HISTORY

191922/FUL - Erection of 2no. three bedroom dwellings with associated parking, amenity space and landscaping following demolition of existing garage. WITHDRAWN 2/4/2020

4. CONSULTATIONS

Internal

- 4.1 RBC Transport officers - No objection subject to conditions.
- 4.2 Environmental protection officers - No objection subject to conditions.
- 4.3 Ecology - no objections.
- 4.4 RBC Tree officers - No objection subject to conditions.

Public

- 4.5 All adjoining properties were consulted by letter, and a site notice was erected by the applicant. One objection has been received and can be summarised as follows:
 - Highways safety;
 - View from dwelling - *Officer note: a view is not a material planning consideration*
 - Impact upon character and appearance of the area

5. RELEVANT PLANNING POLICY AND GUIDANCE

- 5.1 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) which states at Paragraph 11 “Plans and decisions should apply a presumption in favour of sustainable development”.
- 5.2 For this Local Planning Authority the development plan is now in one document - the Reading Borough Local Plan (November 2019), which fully replaces the Core Strategy, the Sites and Detailed Policies Document and the Reading Central Area Action Plan. The relevant policies are:

CC1	Presumption in favour of sustainable development
CC2	Sustainable design and construction
CC3	Adaptation to climate change
CC5	Waste minimisation and storage
CC6	Accessibility and the intensity of development
CC7	Design and the public realm
CC8	Safeguarding amenity
CC9	Securing infrastructure
EN10	Access to open space
EN12	Biodiversity and the green network
EN14	Trees, hedges and woodland
EN15	Air quality
EN16	Pollution and water resources
H1	Provision of housing
H2	Density and mix
H3	Affordable housing
H5	Standards for new housing
H10	Private and communal outdoor space
H11	Development of private residential gardens
TR1	Achieving the transport strategy
TR3	Access, traffic and highway related matters

TR5 Car and cycle parking and electric vehicle charging

Relevant Supplementary Planning Documents (SPD) are:

Affordable housing (2013)
Revised Parking Standards and Design (2011)
Planning obligations under section 106 (2015)
Sustainable Design and Construction (2019)

6. APPRAISAL

The main matters to be considered are:

- Principle of development
- Design considerations
- Residential amenity and quality of accommodation
- Transport matters
- Other matters
- Equalities impact

Principle of development

- 6.1 The application site includes land which is partly the garage and predominantly the side garden of no.323 Southcote Lane, although was originally part of the side garden of no.10. The NPPF (para. 68) states that *“Small and medium sized sites can make an important contribution to meeting the housing requirement of an area ... identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved ... support the development of windfall sites through their policies and decisions - giving great weight to the benefits of using suitable sites within existing settlements for homes”*.
- 6.2 In addition, Policy H11 (Development of private residential gardens) sets a number of criteria for the development of land previously within the curtilage of private residential gardens. The principle of additional dwellings on windfall sites (such as this) is considered acceptable if it would meet the local plan requirements (outlined below).

Design Considerations

- 6.3 Policy CC7 and H11 seek to protect and enhance the character and appearance of the area, and require a *“high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located.”* and that *“Proposals for new residential development that includes land within the curtilage or the former curtilage of private residential gardens will be acceptable where: ...”* it would meet a number of requirements.
- 6.4 The proposed development is for a detached part two-storey, part single storey dwelling which includes a gable end wall facing Southcote Lane, and an integral garage which is integrated into the main building form/roof form. The proposal also includes demolition of the existing open garage, and necessitates blocking up of a first floor side facing window, and construction of a new rear facing window on the main dwelling.

- 6.5 The proposed development would be set-back from the prevailing building line along Southcote Lane due to the shape of the plot. There are no buildings fronting Burghfield Road. The area is characterised by a mixture of terraced dwellings and semi-detached properties with a semi-detached dwelling with two distinct roof lines (as at the existing dwelling) all of a similar appearance and matching materials. The area has a variety of setbacks to roads, and a variation in plot coverage and garden size, although large setbacks are generally characteristic of the area.
- 6.6 The proposed dwelling would be a wider building than that of the general built form, but be commensurate of the width of the plot. By virtue of this width, and siting of the dwelling, the rear garden of the proposed dwelling would be a similar size to that of that retained for the original dwelling. The size of both, being similar to that of dwellings within the surrounding area. As such, the plot is considered to be able to accommodate the new building and respects the ratio of built form to space around buildings within the area in accordance with policies CC7 and H11.
- 6.7 The appearance of the dwelling, with a width slightly wider than that of the main dwelling (for the two-storey element) is of a commensurate design with a gable end wall fronting Southcote Lane. It also includes appropriate spacing and positioning of windows on the proposed dwelling. The integrated garage, with a linked roof form which continues down is a visually interesting architectural inclusion that also provides a void above the rear living area which would provide a high amount of natural light to the South facing ground floor rooms is considered an acceptable design solution given the location, and positioning of the proposed dwelling.
- 6.8 It is considered that the design reflects and positively contributes toward the character of the area. The proposal utilises an unchanged access, and would not result in any undue harm to adjoining residents (as detailed below) and is for a 3-bed family sized unit. As such, is considered to comply with the requirements of policy H11.
- 6.9 In terms of design, the setback from the existing building line, similar architectural styling, and proportion of and style of windows and doors is reflective of the area. As such, the design is considered to respect the character and appearance of the area in line with the requirements of policy CC7.
- 6.10 The proposal includes an area of hardstanding to the front of the original dwelling to be utilised as a manoeuvring area. The hardstanding has been reduced from the original proposal to the minimum required for vehicle manoeuvring to allow sufficient space for soft landscaping.

Residential amenity and quality of accommodation

- 6.11 In accordance with Policy CC8 *“all development will not cause a detrimental impact on the living environment of existing residential properties or ... new residential properties”*. Policy H5 also seeks to ensure suitable dwelling sizes for all new development and a number of other requirements (e.g. sustainability/accessibility).
- 6.12 The proposed dwelling is setback from the main façade of the original dwelling, due to the siting of the dwelling and proximity to adjoining dwellings the development is not considered to have a detrimental impact in terms of access to daylight/sunlight, noise or disturbance. The original dwelling includes a number of side facing windows, with two ground floor windows, and two first floor windows, as such development will

have to consider light and outlook as below. At ground and first floor, the front rooms include front facing windows, and as such the side window is a secondary window for each room. The location of the front facing windows on the new dwelling would be located to provide a centre to centre angle which is so oblique that there would not be any opportunity for direct views between them. To the rear, the side facing ground floor windows is a secondary window from a kitchen/dining area and as such would retain sufficient outlook. The first floor bedroom does not currently have a secondary window, and the proposal seeks to block up this side window and provide a new rear facing window. As such, the proposal is not considered to impact on the outlook/privacy of those occupying the existing dwelling.

- 6.13 The proposal would also provide a good quality of accommodation with rooms given sufficient outlook, access to daylight and sunlight and would provide sufficient internal space which meets the nationally described space standards. As such, the development is considered acceptable in terms of policies CC8 and H5 subject to conditions regarding sustainable building requirements above the current Building Regulations, and option sustainability standards (above current building regulations).

Transport matters

- 6.14 The proposed development makes provision for 2 x on-site carparking space, and would result in the loss of a covered parking space for the existing dwelling, which would be re-provided as an uncovered space (with room for 2 spaces). The adopted supplementary planning document: "Revised parking standards and design" (2013) sets the levels of on-site parking for development within Reading. The site is located within zone 3 as identified within the mapping, which includes sites which are within 400m of high frequency public transport routes. For a 3-bed dwelling in zone 3 2 spaces are required. As such, the existing and proposed dwelling would generate an on-site requirement for 4 parking spaces. The proposal includes provision of 4 on-site space, within the rear garden of the proposed dwelling bicycle parking.
- 6.15 In access terms, the proposal would increase the number of dwellings using the access by one. The comment received has stated that an increase on traffic would occur as a result of the development. Due to the minor nature of the proposal, the trips generated from one new dwelling onto an existing access near Burghfield Road is not considered to have any significant impact upon the surrounding road network and as such is considered appropriate in terms of policy TR1, TR3, and TR5 of the Reading Borough Local Plan (2019).

Other matters

- 6.16 The proposed development would be required to provide 1 x on-site electric vehicle charging point for the proposed development. This would be secured by condition.
- 6.17 In terms of affordable housing, the applicant has agreed a financial contribution toward off-site affordable housing and a Section 106 Agreement will accompany any approval to secure this.
- 6.18 The proposed dwelling is within a shallow plot with minimal space within the rear garden for extensions or outbuildings, as such it is considered necessary to remove permitted development rights for such works. Similarly, the architectural merits of the scheme would be deteriorated should any additional porch be constructed under permitted development rights.

Equalities Impact

- 6.19 When determining this application the Council is required to have regard to its obligations under the Equality Act 2010. There is no indication or evidence (including from consultation on the application) that the protected groups have or will have different needs, experiences, issues and priorities in relation to the 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.

7. CONCLUSION

- 7.1 The recommendation would therefore be to GRANT the scheme.

Case Officer: Mr Anthony Scholes