

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Whitley

App Ref: 210290/HOU

Address: 43 Buckland Road, Reading, RG2 7SB

Proposals: Part single and part two storey rear extensions (Amended Description)

Case Officer: Mr David Brett

Applicant: Mr & Mrs Patole

Date received (valid from): 19/02/2021

Target Decision date: 16/04/2021

1. INTRODUCTION

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.

A site visit for this application was not possible due to the Coronavirus lockdown. The agent supplied site photos on 02/03/2021. These photos were used for the purpose of determining this application.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks the erection of a part one storey, part two storey rear extension. The proposed development also includes the removal of the existing chimney stack. The shed within the rear garden is also to be demolished to facilitate the proposed development.

Plans considered:

- ~~Block & Site Plan - BR:101~~
- Location Plan - BR:102
- ~~Existing & Proposed Ground Floor Plans - BR:103~~
- ~~Existing & Proposed First Floor Plans - BR:104~~
- ~~Existing & Proposed Elevations - BR:105~~

Received on 28/01/2021

- Block & Site Plan - BR:101 Rev A
- ~~Existing & Proposed Ground Floor Plans - BR:103 Rev A~~
- Existing & Proposed Ground Floor Plans - BR:103 Rev B
- Existing & Proposed First Floor Plans - BR:104 Rev A
- ~~Existing & Proposed Elevations - BR:105 Rev A~~
- Existing & Proposed Elevations - BR:105 Rev B

Received on 14/04/2021

3. RELEVANT PLANNING HISTORY

201272 - 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. - Prior Approval Refused on 13/11/2020. Reason for refusal:

- *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).*

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

41 Buckland Road, Reading, RG2 7SB - Response received on 09/04/2021

- No objections to the proposed plans and happy for the application to proceed.

45 Buckland Road, Reading, RG2 7SB - Response received on 09/03/2021

- Objects to the application with concerns regarding (this objection is addressed in section 7.2 of this report):
 - o The construction of the proposed extensions.
 - o Loss of light
 - o Loss of privacy
 - o Impact on the surrounding area
 - o Harm to outlook

66 Long Barn Lane, Reading, RG2 7SX - No response received.

68 Long Barn Lane, Reading, RG2 7SX - No response received.

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

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.*

As existing, 43 Buckland Road is a two storey end terraced dwelling. The proposed development seeks a part one storey, part two storey rear extension. The existing shed to the rear garden is to be demolished to facilitate the proposed rear extensions. The existing chimney stack is also to be removed as part of this application.

At ground floor level; the proposed development as revised consists of a single storey rear extension. The proposed ground floor rear extension has a depth of 4.3m and is set close to the side boundary at number 41. The proposed rear extension has a ground to eaves height of 2.48m to the side boundary at number 40, with a maximum height of 2.78m. The rear elevation of the ground floor rear extension features window serving the proposed shower room, and glazed patio doors. The depth and height of the proposed ground floor rear extension has been reduced to address concerns from officers that the proposed works to the ground floor would appear overbearing to number 41.

Internal alterations are proposed to allow for a larger living room by removing the dividing wall between the existing kitchen and living room. The existing chimney is also to be removed to allow for the proposed internal alterations to take place. A ground floor window is also proposed to the side elevation of the main house, to provide natural light to the proposed living room. The removal of the existing chimney stack is not considered to harm the character and appearance of the main house or the terraced row of 37 to 43 Buckland Road.

At first floor level, a rear extension is proposed to serve a larger bedroom with ensuite bathroom. The depth of the proposed first floor rear extension has a depth of 3.3m. The side elevation of the first-floor rear extension is set off the side boundary to number 41 by 1.25m. The first-floor rear extension features a dual pitched roof, which is set down from the existing ridge by 0.6m. No windows are proposed to the side elevations, while two windows are proposed to the rear elevation serving the bedroom and ensuite bathroom.

With regards to the materials proposed; the brickwork and roof tiles have been specified on the application form to match the existing dwelling. The proposed windows are to be uPVC white double glazed to match existing.

The size and scale of the proposed development is considered subservient to the existing dwelling and acceptable in accordance with policy H9 of the Reading Borough Local Plan. While first floor rear extensions are not a common feature within the nearby surrounding area, the proposed first floor rear extension at number 43 is considered to respect the existing dwelling and the terraced row of 37 to 43 Buckland Road in terms of size, scale, appearance, materials. The proposed development as a whole is considered at the limit of what is considered acceptable in terms of size and scale.

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 side extension is 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 proposed development is not considered to detrimentally impact the living conditions at 41 Buckland Road to the point of refusal for this application. While the proposed rear extension is very close to the side boundary at 41 Buckland Road, and has a depth of 4.3m, it has been demonstrated that there would not be a harmful loss of light as a result of the proposed first floor rear extension. The 45° angle is slightly impinged by the proposed ground floor rear extension, however, this is not considered to result in a harmful loss of light as the rear elevations of 41 and 43 Buckland Road are north facing.

Over the course of this application, the depth and height of the ground floor rear extension has been reduced to address officer concerns that the proposed side elevation of the ground floor rear extension would be overbearing to number 41. On balance, the reductions are considered sufficient to address officer concerns with regards to the impact of the proposed development on number 41.

The proposed first floor rear extension is not considered overbearing to number 41 due to its modest depth at 3.3m and being set from the side boundary to number 41 by 1.25m. It has been demonstrated that the proposed first floor rear extension would clearly allow for a 45° angle of light to habitable rooms at number 41. It should also be noted that number 41 have stated that they have no objection to the plans submitted under application 210290.

With regard to the impact of the proposal to 45 Buckland Road. The proposed extensions are not considered overbearing or result in a harmful loss of light due to the separation distance and the orientation between the proposed extensions and habitable rooms and the rear garden at number 45. The plans sufficiently demonstrate that there will not be a harmful loss of light to habitable rooms at number 45 by illustrating a 45° angle of light to habitable rooms to the rear of number 45. Due to the orientation of number 41 and number 45, it is not considered that the first-floor rear extension would result in a harmful loss of light to the rear garden of number 45.

The plans have been revised to demonstrate that the proposed ground floor side facing window to the existing side elevation of number 43 (serving the proposed living room) will be obscure glazed and only openable on the right-hand side pane. This is considered to sufficiently address concerns of potential overlooking and loss of privacy to number 45. The windows proposed to the rear elevations of the ground floor and first floor rear extensions are not considered harm the living conditions at number 45 in terms of overlooking. Due to the presence of the existing first floor bedroom window to the rear elevation of number 43, it is considered that the proposed window to the rear elevation of the first-floor rear extension would not result in new harmful overlooking to number 45.

The objection received from number 45 also raises concerns regarding the construction of the proposed extensions. 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. It is inevitable with any sort of development some sort of disturbance due to the nature of the works. The applicant will be reminded that construction and demolition works will be subject to environmental health law.

The objection from number 45 also raises concerns that the proposed development would negatively impact the value of his property. The loss of property value is also not a material consideration when considering planning applications.

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

The proposed development is considered to overcome the reason for refusal for application 201272. The proposed ground floor rear extension has been reduced to an acceptable depth and height, while the proposed first floor rear extension (not proposed under application 201272) is considered not to be overbearing or visually dominant to the point of refusal for application 210290 due to its modest depth and being set sufficiently from the side boundary to number 41.

The plans have demonstrated that there would not be a harmful loss of light to habitable rooms at neighbouring properties to the point of refusal for application 210290. Notwithstanding, the proposed development is considered at the limits of what is acceptable, while avoiding harm to the living conditions of neighbouring properties to the point of refusal.

Overall, the proposed extensions are 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. It is considered appropriate to condition the approval of this application to restrict the potential insertion of side facing windows to the side elevations of the first-floor rear extension under permitted development. This is to safeguard the amenities of number 41 and 45 Buckland Road from overlooking and loss of privacy 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. The depth of the ground floor rear extension at 4.3m is considered to allow for an appropriate amount of private outdoor space in the rear garden.

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:

- Location Plan - BR:102

Received on 28/01/2021

- Block & Site Plan - BR:101 Rev A
- Existing & Proposed Ground Floor Plans - BR:103 Rev B
- Existing & Proposed First Floor Plans - BR:104 Rev A
- Existing & Proposed Elevations - BR:105 Rev B

Received on 14/04/2021

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 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.

11. INFORMATIVES

Standard Informatives