

## DELEGATED HOUSEHOLDER APPLICATION REPORT

**Ward:** Caversham

**App Ref:** 200621/HOU

**Address:** 131 Henley Road, Caversham, Reading, RG4 6DW

**Proposals:** Part single, part 2-storey side and rear extensions (amended description).

**Case Officer:** Mr David Brett

**Applicant:** Mr & Mrs Kalinke

**Date received (valid from):** 30/04/2020

**Target Decision date:** Originally 25/06/2020, with an extension of time subsequently agreed until 13/07/2020 to allow for revised plans and re-consultation.

### 1. INTRODUCTION

The proposal site is a two-storey end terrace dwelling on Henley Road, Caversham. The south side of Henley Road consists of similarly designed terrace rows, lined with mature highway trees. The north side of Henley Road consist of semi-detached dwellings. The proposal site is in close proximity to a parade of shops at the corner of Henley Road and Chiltern Road. Henley Road also serves the 23 and 24 bus routes. The surrounding area is predominantly residential with a mix of terrace rows and semi-detached dwellings. The proposal site is located within Air Quality Management Area (AQMA).



1. Front Elevation of 131 Henley Road (photo taken on 09/07/2020).



2. Front/Side Elevation of 131 Henley Road (Photo taken on 09/07/2020).

A full site visit for this application was not possible due to the Coronavirus lockdown. The agent supplied a site photo of the rear elevation of 131 Henley Road on 18/06/2020. This photo was used for the purpose of determining this application.

### 2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a part single, part 2-storey side and rear extensions. The proposal would increase the number of bedrooms from two to four.

Plans considered:

- Existing (includes Location Plan and Block Plan) - 277-A1-00A

~~Proposal 5C 277-A1-05C~~

Received on 30/04/2020

~~Proposal 5E 277-A1-05E~~

~~Proposal 5F 277-A1-05F~~

Received on 26/05/2020

● ~~Proposal 5G - 277-A1-05G~~

Received on 27/05/2020

- Construction Method Statement/Site Plan - 277-A1-06

Received on 08/06/2020

● ~~Proposal 5H - 277-A1-05H~~

Received on 15/06/2020

● ~~Proposal 5K - 277-A1-05K~~

Received on 19/06/2020

- Proposal 5J - 277-A1-05J

Received on 22/06/2020

### 3. RELEVANT PLANNING HISTORY

None

### 4. CONSULTATIONS

#### 4.1 *The following addresses were consulted by letter.*

129 Henley Road, Caversham, Reading, RG4 6DW - No response received.

133 Henley Road, Caversham, Reading, RG4 6DW - No response received.

17 Anglefield Road, Caversham, Reading, RG4 5HP - No response received.

19 Anglefield Road, Caversham, Reading, RG4 5HP - No response received.

Reading Borough Council, Transport - Response received on 22/05/2020

- Concerns raised regarding access to the two vehicle parking spaces demonstrated on site the plans (Proposal 5C - 277-A1-05C). A revised plan was requested to demonstrate visibility splays for the proposed access east of the driveway.
- Recommended that Natural Environment be consulted with regards to the impact of the proposed access on the highway tree.
- Upon receiving amended plans (Proposal 5F - 277-A1-05F), the revised parking arrangement was agreed, and retention of the existing boundary wall was confirmed and demonstrated by the agent. A Construction Method Statement was requested to protect the grass verge and the highway tree during development. This was provided by the agent on 08/06/2020 and agreed by RBC Transport on 10/06/2020.

Reading Borough Council, Trees - Response received on 26/05/2020

- The removal of the boundary wall would likely encourage cars to cross the grass verge instead of using the existing vehicular access. As a result, the proposal would likely detrimentally impact the rooting of the highway tree.
- Preferred that the existing boundary wall be retained discourage vehicles from accessing the driveway by crossing the grass verge.

A site notice was displayed from 11<sup>th</sup> May 2020, expiring on 1<sup>st</sup> June - no responses have been received.

The addresses listed above (not including internal consultees) were reconsulted on the revised plans from 25<sup>th</sup> June 2020 to 9<sup>th</sup> July 2020. No response from the neighbours were received with regards to this application as part of the re-consultation period.

### 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

EN14 Trees, Hedges and Woodland

EN15 Air Quality

TR3 Access, Traffic and Highways-Related Matters

### SPG/SPD

A Design Guide to House Extensions SPG (2003)

Revised Parking Standards SPD (2011)

## 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 width of the existing garage element to the side elevation of the existing dwelling is 3m, this is to be removed as part of this proposal and replaced with a two-storey side extension with a width of 1.9m. The proposal features a hipped roof that is set down from the ridge of the existing dwelling. The front elevation of the side extension is slightly set back, which contributes positively to the overall considered subservience of the proposal. The works to the ground floor consists of a wraparound side and rear extension. The rear extension has a depth of 3.8m from the rear of the existing dwelling and has a width of 9.1m.

While the works to the ground floor are considerable in relation to the existing dwelling, it is considered that the depth of the garden helps with the proposal site's capacity for a development of this size, particularly at ground floor level. The depth of the ground floor rear extension is considered acceptable in relation to a dwelling this size and does not protrude beyond the existing ground floor rear extension.

The works to the first floor of the two-storey side extension element consists of a bathroom. The first-floor element of the side extension has a depth of 5.1m and does not extend significantly beyond the existing first floor elevation at 131 Henley Road. The first-floor rear extension aspect of the proposal has a depth of 3.7 and has a width of 5.5m. The first-floor rear extension consists of two additional bedrooms to the existing dwelling. The western side elevation of the first-floor rear extension is 1.45m from the side elevation of the first-floor side extension. The first-floor rear extension features a hipped roof, that is set down from the ridge of the existing dwelling. While the side elevation of the first-floor rear extension does extend slightly beyond the existing side elevation, this is not considered unacceptable to the point of refusal for this application. It is also relevant to note that the proposals have been amended during the course of the application to address original concerns raised by officers regarding the extent of the first floor element.

The arrangement of windows and doors is considered acceptable throughout. No windows have been proposed to side elevations and windows and doors have been selected to match the existing dwelling. The proposed works to the porch includes the replacement of the existing flat canopy with a tiled pitched roof, supported by timber posts on existing brick walls. The slope leading up to the front door is to be replaced with a step. The proposed works to the porch are considered acceptable. Materials used in the construction of all aspects of the proposal, including brickwork, roof tiles, windows, and doors have been specified to match the existing dwelling.

Overall, the proposal is considered acceptable in relation to the existing dwelling and the street scene, albeit acknowledging that this is considered to be the maximum level of extensions a property of this type can reasonably incorporate. Ground floor rear extensions and two storey side extensions are evident in the surrounding area. While first floor rear extensions are not as prominent in the surrounding area, the first-floor rear extension proposed is considered acceptable due to its considered subservience to the existing dwelling and overall appearance of the terrace row, with it being located within only the central part of the plot, sufficiently away from both neighbouring properties. The rear extension will largely be screened from the street scene by the proposed two storey side extension.

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. A majority of the works are to take place on an already developed part of the site.

## 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 proposal is not considered to detrimentally impact the privacy of neighbouring residents. Side facing windows are not proposed within the first-floor extensions. To ensure these do not occur in time, a condition will specify that separate applications will be required should any first floor side elevation (east and west) windows be sought, thereby protecting neighbouring amenity. It has been demonstrated on the plans that the proposed works would not encroach on a 45° line taken from the mid-point of the window to the nearest neighbouring habitable rooms at 129 Henley Road and 133 Henley Road. The rear elevation of the 131 Henley Road and adjacent neighbouring properties is south facing, meaning that any potential loss of light would be minimal due to the orientation of the proposed works. It has also been demonstrated that the

proposed works would not encroach a 45° angle drawn from a potential side extension at 133 Henley Road.

The eastern side elevation of the first-floor rear extension originally extended to the side elevation of the proposed first floor side extension. As a result, the proposal was considered visually dominant to 133 Henley Road. The proposal was revised to bring the first-floor rear extension in from the side boundary to 133 Henley Road. There is now an acceptable separation distance off from the side elevation of the proposed first floor rear extension to 133 Henley Road. The proposed first-floor rear extension is now not considered to be overbearing to 133 Henley Road.



3. Existing rear elevation of 131 Henley Road (photograph provided by agent on 18/06/2020)

With regards to the 131 Henley Road, the proposed first floor rear extension is set from the side boundary by 2.3m. The modest depth of the proposed first floor rear extension and hipped roof means that this is considered an appropriate separation distance as to not be considered overbearing to 129 Henley Road. The proposals are not considered to harm the outlook to neighbouring residents.

It is also noted that, as a result of the proposals two areas of flat roof are provided. Although access to these areas are likely to be limited, it is nevertheless considered necessary to include a condition preventing these areas being used as terrace areas, due to their proximity to neighbouring properties and obvious potential for loss of privacy and overlooking should they be used as terraces in the future.

### 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.

### 7.4 Vehicle Parking and Construction

The proposed works originally demonstrated the removal of the wall to the front of the property to allow for the proposed vehicle parking arrangement. This was considered unacceptable as no proposed works to the existing access were proposed within the plans. As a result, it was considered that removing the brick wall would encourage vehicles to cross the grass verge in order to access the driveway, which would potentially harm the rooting of the highway tree. The

plans were revised to reinstate the existing wall to the front of the property and rearrange the proposed vehicle parking spaces.

The revised proposed plans were considered acceptable by Reading Borough Council Transport and Natural Environment as the existing access would accommodate the proposed vehicle parking spaces, without the need for development of the grass verge. However, it was requested by RBC Transport that a Construction Method Statement (CMS) be produced for the proposals. The CMS would need to demonstrate that during construction the grass verge would not be used for the storage of construction materials or be damaged by construction vehicles. The CMS stated that the contractor and site supervisor were to ensure that the site operatives were to only park on site and store materials on site. Plant and materials would be store on site and not on the public highway. The Construction Method Statement provided is considered acceptable in supporting this application, with a compliance condition ensuring this takes place.

### **7.5 Air Quality**

This proposal has been considered against Reading Borough Local Plan policy EN15, as the proposal site is within an Air Quality Management Area (AQMA). As demonstrated in the policy, this proposal does not meet the requirements for an Air Quality Assessment (AQA) and is considered not enough of a detrimental impact air quality to warrant such an assessment due to the size and scale of the proposal.

## **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:

- Existing (includes Location Plan and Block Plan) - 277-A1-00A

Received on 30/04/2020

- Proposal 5J - 277-A1-05J

Received on 22/06/2020

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.

### **M3: Materials (As Specified)**

The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and/or application forms unless otherwise agreed in writing with the Local Planning Authority.

**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/ openings, other than those shown on the approved plans, shall at any time be placed in the first floor west (side) or east (side) elevations of the extensions 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:**

The flat roof areas 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.

**C3 CONSTRUCTION METHOD STATEMENT (AS SPECIFIED)**

The measures within the approved Construction Method Statement / Site Plan Ref 277-A1-06 received on 08/06/2020 shall be adhered to throughout the whole of the construction period unless otherwise agreed in writing by the Local Planning Authority.

**REASON:** In the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with Policy CC8 and TR3 of the Reading Borough Local Plan 2019.

**11. INFORMATIVES**

**IF1: Positive and Proactive Working - approval**

The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the agreed extended timescale for the decision to be issued.

**IF5: Terms**

Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

**IF6: Building Control**

Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

**IF7: Complaints about construction**

Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

**IF8: Encroachment**

During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at: [www.communities.gov.uk/publications/planningandbuilding/partywall](http://www.communities.gov.uk/publications/planningandbuilding/partywall)