

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 201490/HOU

Address: 128 Henley Road

Applicant: Mr & Mrs Gamm

Proposal: First floor side and rear extension (amended)

Target date: 18/12/20

Case officer: Connie Davis

Site Description and Surrounding Area:

The application site contains a two-storey semi-detached 1950s style dwelling on the northern side of Henley Road. There is an existing single storey garage to the east side of the main dwelling.

The surrounding area is predominantly residential although there is a short parade of shops including a bicycle shop and fish & chips takeaway to the west, with Chiltern Road separating residential from these commercial uses. The surrounding properties are mostly semi-detached and terrace housing of varying design and scale.

The application property is not listed, nor is it within a conservation area.

Proposal:

Planning permission is sought for a first floor side and rear extension. The application was originally submitted with a description of a 'two storey side and rear extension' however there is no proposed changes to the ground floor arrangement and so is not considered a true two storey extension.

The extension seeks to build on the existing side garage and ground floor side extension. It would have a width of 2.1m (not the entire width of the garage) and a maximum depth of 10m. This would encompass the entire side elevation of the main house and then would protrude 3.4m beyond the existing first floor rear elevation to form the rear extension. It would be set down from the ridge of the main house by 0.3m and from the front elevation of the main house by 0.5m. From the front, the extension would have a hipped roof and at the rear this would form a pitch.

A front and rear window are proposed. Materials would match the main property.

Plans Considered:

- 25620-07 - Block and Location Plans
- 25620-01 - Existing Ground Floor Plan
- 25620-02 - Existing First Floor Plan
- 25620-03 - Existing Elevations
- 25620-04 - Proposed Ground Floor Plan
- 25620-05 - Proposed First Floor Plan
- 25620-06 - Proposed Elevations

Received 23rd October 2020

Relevant Planning History:

020133 - Conservatory to rear of property - Application Permitted - Implemented

010409 - Two storey side/rear extension - Application Permitted - Appears that only a ground floor addition has been implemented

Consultation Responses:

Internal Consultees

No internal consultees were consulted on this application.

External Consultation

The following addresses were formally consulted via letter on 27/10/20:

126, 130 Henley Road

6 Chiltern Road

In addition, a site notice was displayed between 27th October 2020 - 17th November 2020.

No responses have been received.

Discussions with applicant/ agent

None.

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.

Relevant Planning Policy and Guidance

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

National Planning Policy Framework;

National Planning Policy Guidance;

Reading Borough Local Plan (2019)

CC7 Design and the Public Realm

CC8 Safeguarding Amenity

- H9 House Extensions and Ancillary Accommodation
H10 Private and Communal Outdoor Space

Supplementary Planning Guidance - A Design Guide to House Extensions (2003)

Appraisal Checklist

H9 states: An extension to a house will be acceptable where it:

- A. Respects the character of the house in terms of scale, location, materials and design;

To assess this, the following has been considered - would the proposal:

- Detract from the appearance of the original building through the use of ill-matching materials and by not fitting in with the design, scale and proportions of the original building; **NO**, the proposal is considered of an acceptable design and scale; the proposed depth of the first floor rear extension (3.4m) is compliant with that stated in the Design Guide to House Extensions SPD. The extension would also measure less than half the width of the main house and would be set back from the front elevation and down from the main roof so as to appear a subservient addition.

The adjacent neighbour to the east (no. 130) is unextended at first floor level and therefore it is considered that the proposal would not result in a terrace effect or the loss of high level gapping for this reason. The proposal does not seek to extend the whole width of the existing ground floor (the ground floor extends to the site boundary); at first floor it would be set off the boundary with no. 130 by 0.35m.

- Reduce the amount of usable amenity space for the property to an unacceptable degree; **NO**
- Require the loss of trees in the garden or put significant trees at risk; **NO**

- B. 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;

- & C. Does not present an overbearing impact on neighbours or a large blank façade to public areas

To assess this, the following has been considered - would the proposal:

- Significantly reduce the amount of daylight and sunlight enjoyed by neighbouring properties; **NO**, one existing side window at no. 130 faces the application site. Although not known conclusively what this window serves, it is assumed from the layout of the application site (which is similar to the neighbour), that it is a landing. Nevertheless, the application site is set further back from the highway than this neighbour and so the impact the development would have on this window is considered to be less. Furthermore, the window would still receive light when taking a 45 degree angle to the south-west.

In terms of rear windows at no. 130, the proposal would not affect or change the existing situation at ground floor level. As such, ground floor windows at the neighbouring property are not considered to be any further affected than the existing situation.

At first floor level, the neighbour has two rear windows. That furthest eastwards is assumed to be a bedroom and the development does not infringe a 45 degree light angle when measured from this room (no matter what it's actual use). The other rear window is a lot smaller in size and is assumed to be a bathroom. Bathrooms are not considered habitable rooms for which light angles are measured. However, it is not known for certain the use of this room and so a measurement was taken. The development would finish on the 45 degree light angle from this window so therefore would not infringe it. As such, it is considered that the rear extension would not reduce light to these windows to a harmful degree.

No representations from the neighbour were made on this matter.

The proposal is not considered to reduce light to no. 128 located to the west.

- Invade the privacy of neighbouring properties through overlooking from windows or balconies; **NO, no side windows are proposed.**
 - Detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **NO, other examples of two storey side extensions have been approved such as at no. 129 opposite. Properties in the vicinity are of a varied style and design with extensions at ground and first floor level. As such, the proposal is not considered to harm the appearance of the street scene to a substantial degree for this reason.**
 - Detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **NO, materials are proposed to match the host dwelling.**
- D. Does not result in a loss of biodiversity within garden - NO
- E. Ancillary accommodation, such as granny annexes, will be acceptable where it would not be capable of operating as a separate dwelling which could be let or sold separately - NO

CC8: states: Development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of:

- Privacy and overlooking; **No**
- Access to sunlight and daylight; **No**
- Visual dominance and overbearing effects of a development; **No, the proposal would extend past the existing first floor rear elevation of the site by 3.4m. This depth is not considered to constitute as a visually dominant development or encompass the garden space of no. 130 to a harmful degree.**
- Harm to outlook; **No**
- Noise and disturbance; **No**
- Artificial lighting; **No**

- Vibration; **No**
- Dust and fumes; **No**
- Smell; **No**
- Crime and safety; **No** or
- Wind, where the proposals involve new development of more than 8 storeys - **N/A**.

Conclusion

The proposed development would not be harmful to the character or appearance of the site or its surroundings and would not have a detrimental impact on the original building or neighbouring properties. As such the proposed works are considered to be in accordance with CC7 (Design and the Public Realm), CC8 (Safeguarding Amenity) and H9 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) along with the Councils Supplementary Planning Guidance A Design Guide to House Extensions (2003).

RECOMMENDATION: GRANT PERMISSION

Conditions

1. TL1 - 3 year time limit.
2. Approved plans
3. Materials as specified

Informatives

1. Building Control
2. Construction & Demolition
3. Terms
4. Encroachment
5. Positive and Proactive

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