

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 190393/HOU

Address: 30 Hungerford Drive

Applicant: Mr & Mrs T Russell

Proposal: Demolition of existing attached garage. Two storey side extension and single storey rear extension and alterations to front porch

Target date: 02/05/19

Case officer: Connie Davis

Site Description and Surrounding Area:

The application site is a two-storey semi-detached dwelling with a hipped roof. A garage with a flat roof adjoins the side elevation. The surrounding area is predominantly residential, comprised of dwellings of a similar style and design. The adjoining neighbour at 29 Hungerford Drive benefits from a two storey side extension and a large single storey rear extension. The adjacent neighbour at 31 Hungerford Drive benefits from a two storey side and rear extension.

Proposal:

Planning permission is sought for the erection of a two storey side extension that would have a width of 3m, depth of the entire existing property, eaves 5m and a maximum height of 8.5m. It would have a hipped roof and be set down from the ridge by 0.75m. The extension would be set back from the front elevation by 0.5m. It would be set off the boundary with no. 31 by 1m.

The single storey rear extension would extend to a further depth of 3m past the rear elevation of the original house and would extend the entire width. It would have a mono-pitched roof. A mono-pitched roof is also proposed on the existing porch, which is proposed to have a depth of 1.5m.

Materials are proposed to match the existing dwelling.

A similar scheme was approved under application 180210/HOU.

Plans Considered:

BA 0111 01 - Existing Plans

BA 0111 02 - Existing Elevations and Plans

BA 0111 90 - Proposed Plan & Elevations

Received 8th March 2019

Relevant Planning History:

171348 - Single storey side and rear extension, loft conversion with side and rear dormers
- Application Permitted

180210 - Demolition of existing attached garage, Two Storey Side extension and single storey rear Extension. Resubmission of 171348 - Application Permitted

Consultation Responses:

Transport

Revised plans were required illustrating how the proposed 3 parking spaces on the front driveway could be accessed given the existing front boundary wall of the property.

Ecology

No objections.

External Consultation

The following addresses were formally consulted via letter on 08/03/19:

29, 31 Hungerford Drive

5, 7 Ashley Road

A site notice was also sent to the agent on

No responses have been received.

Discussions with applicant/ agent

The agent was contacted in May 2019 regarding the comments from the Transport officer and stated this matter would be looked into. Following this, the agent or applicant have not been able to be reached between this time and November 2020.

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 sufficient in its design and proportion that it doesn't detract from the original building's appearance. It is considered a suitably subservient addition.**
 - 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, the orientation of the dwellings means that the proposal will not significantly reduce the amount of light to neighbouring dwellings.**
 - Invade the privacy of neighbouring properties through overlooking from windows or balconies; **NO, the fenestration proposed is not considered to cause a significantly greater level of overlooking than the existing arrangement.**
 - Detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **NO, although the proposal would deviate from the general norm of the neighbouring dwellings, the example of the similar extensions at 31 Hungerford Drive eases any concerns held with regard to inconsistent design.**
 - Detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **NO, the development would not be visible within the street scene.**
- 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**
- 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.**

Other Matters

(i) Transport

As per the consultation response from the Transport Officer, revised plans were required to be provided showing how adequate parking onsite could be achieved. Officers contacted the applicant's agent a number of times regarding this request, and it was advised that this matter was being investigated. However, no revised plans have been received. Bearing in mind the previous transport comments for a similar proposal (ref. 180210), which raised no objection, it is considered acceptable to agree that parking arrangements can remain as existing (and as previously approved) and still be compliant with Policy TR3 of the Reading Borough Local Plan (2019). Informatives will be attached regarding the Highway and Access Construction.

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. Highways
6. Access Construction

7. Positive and Proactive

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