

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Southcote

App Ref: 201323/HOU

Address: 299 Southcote Lane, Reading, RG30 3BG

Proposals: Two storey side extension, first floor rear extension and single storey rear/side extension (excluding prior approval 200964 area) (part-retrospective) (amended description)

Case Officer: Mr David Brett

Applicant: L Sandhu

Date received (valid from): 21/09/2020

Target Decision date: 14/12/2020, extension of time agreed on decision from 16/11/2020

1. INTRODUCTION

The proposal site is an end of terrace dwelling located on Southcote Lane, Southcote. The surrounding area is considered predominantly residential, with similarly designed terraced rows and semi-detached dwellings. The Manor Primary Schools backs on to the rear boundary of the proposal site.

A site visit for this application was not possible due to the Coronavirus lockdown. The agent supplied site photos on 07/10/2020, 20/11/2020 and 25/11/2020. These photos were used for the purpose of determining this application.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a two-storey side extension, first floor rear extension and single storey rear/side extension (excluding the area where prior approval has already been permitted).

Plans considered:

- Location and Block Plan - 20/205/200
- Existing Ground Floor Plan - 20/205/01
- Existing First Floor Plan - 20/205/02
- Existing Elevations - 20/205/03
- Proposed Ground Floor Plan - 20/205/04
- ~~- Proposed First Floor Plan - 20/205/05~~
- ~~- Proposed Elevations - 20/205/06~~

Received on 21/09/2020

- ~~- Proposed First Floor Plan - 20/205/05~~

Received on 19/11/2020

- Proposed First Floor Plan - 20/205/05 Rev A
- Proposed Elevations - 20/205/06 Rev B

Received on 26/11/2020

Based on photographs provided by the applicant during the application, the rear extension with prior approval (see relevant history below) has commenced on site, but is at the earliest of stages. The photographs received on 25/11/2020 suggest that the outline of the proposed footprint of the proposed development has also commenced. Accordingly, the description of development will specify that the prior approval extension (shown on the existing plans) is excluded from this application (consistent with the existing plans submitted), and that the proposed works are part-retrospective in nature.

During the course of the application the eaves height of the proposed rear extension (on the boundary with No. 301) has been reduced, with a pitched roof rather than a continuation of the prior approval flat roof (as originally proposed).

3. RELEVANT PLANNING HISTORY

200964 - Rear extension measuring 6 metres in depth, with a maximum height of 3 metres and 2.80 metres 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 - Application Permitted on 18/08/2020

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

- 297 Southcote Lane, Reading, RG30 3BG - No response received.
- 299 Southcote Lane, Reading, RG30 3BG - No response received.
- 301 Southcote Lane, Reading, RG30 3BG - No response received.
- Manor Primary School, 110 Ashampstead Road, Reading, RG30 3LJ - No response received.

No further consultation responses have been received for this application.

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

EN1 Protection and Enhancement of the Historic Environment

H9 House Extensions and Ancillary Accommodation

H10 Private and Communal Outdoor Space

SPG/SPD

A Design Guide to House Extensions SPG (2003)

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 proposed development is for a part single storey rear extension, part two storey side extension, and a first floor rear extension. The two-storey side extension has a width of 1.8m, and is set back from the existing front elevation at first floor level by 1m. At ground floor level, the side extension extends in line with the front elevation of 299 Southcote Lane. The roof of the proposed side extension is set down from the existing ridge by 0.35m. The depth of the ground floor rear and side extension is 12.6m, the depth of the first floor side extension is 5.6m. The proposed first floor rear extension has a depth of 3m and a width of 3.5m, and features a pitched roof that is set down from the existing ridge by 1m.

As noted in the Relevant Planning History for this application, a single storey rear extension with a height of 3m and a depth of 6m received prior approval on 18/08/2020. The scheme approved under application 200964 extends to the side boundary to 297 Southcote Lane. Photographs provided on 25/11/2020 indicate these works are underway, confirming the validity of them being shown on the existing plans as part of this application. Application 201323 has been submitted to infill the space behind the proposed side extension and the side boundary to 301 Southcote Lane (making the rear extension cover the full width of the plot). The side elevation of the proposed ground floor rear extension facing 301 Southcote Lane has a ground to eaves height of 2m and is 0.2m away from the side boundary to 301 Southcote Lane. The proposed rear extension features a pitched roof that extends to the base of the side elevation serving the first-floor rear extension. The plans have been revised from the initial submission on 21/09/2020 to reduce the ground to eaves height of the proposed infill rear extension. The ground to eaves height was reduced from 3m to 2m. The decrease in ground to eaves height is considered to alleviate concerns that the proposed rear extension would appear overbearing to 301 Southcote Lane.

Overall, the proposed works are considered subservient to the existing dwelling from the street scene. The materials have been specified to match the existing dwelling on the application form for the proposal. The arrangement of doors and windows is considered acceptable. Therefore the proposed extensions are considered in accordance with policy H9 of the Reading Borough Local Plan. It should be noted that construction appears to have already commenced at 299 Southcote Lane based on photographs supplied by the agent on 20/11/2020 and 25/11/2020.



Fig 1. Site photo provided by agent on 25/11/2020.

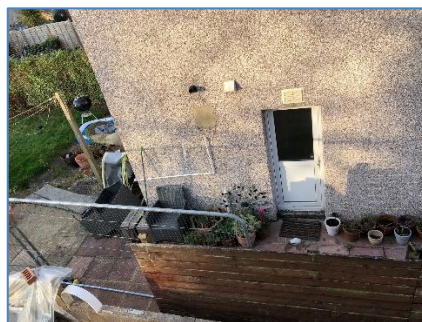


Fig 2. Site photo provided by agent on 25/11/2020.

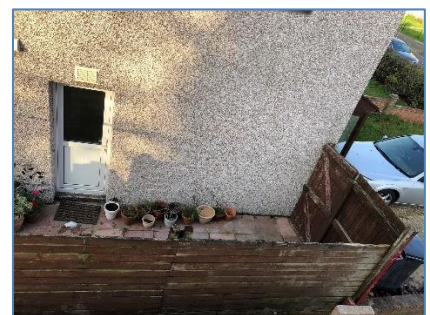


Fig 3. Site photo provided by agent on 25/11/2020.



Fig 4. Site photo provided by agent on 20/11/2020.

For transparency, the plans submitted originally for this application now represent the combined 200964 and 201323 scheme:

- Proposed Ground Floor Plan - 20/205/04

Received on 21/09/2020

- Proposed First Floor Plan - 20/205/05 Rev A
- Proposed Elevations - 20/205/06 Rev B

Received on 26/11/2020

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.

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 single storey rear extension is not considered to harm the living conditions at the adjoining property 297 Southcote Lane. As previously mentioned, a 6m deep rear extension to the side boundary at 297 Southcote Lane has received prior approval under application 200964. The proposal submitted under application 201323 does not extend beyond the rear elevation of the approved rear extension at 200964. As a result, the proposed extensions at ground floor level will be largely obscured by the approved 6m rear extension. With regard to the first floor rear extension; the side elevation is set from the boundary to 297 by 2m. The proposed first floor plan demonstrates that the proposed first floor side extension would not infringe a 45° line drawn from the centre of the nearest habitable first floor window at 297.

With regard to the impact of the development on the living conditions at 301 Southcote Lane; the proposed 6m rear extension is acknowledged to potentially have the greatest impact on the living conditions at 301. As revised, the side elevation of the 6m deep rear extension to the side boundary at 301 has a ground to eaves height of 2m, and features a pitched roof that slopes away from 301, with a maximum height of 3m. Due to the existence of the approval for a 6m rear extension at 299 Southcote Lane under application 200964, the proposed infill rear

extension is not considered to be significantly more harmful against what has already received approval, also bearing in mind a typical boundary treatment of 2m in this area and the existing outbuilding at No. 301.

The two-storey side extension would change the relationship between the two properties, with the proposed works close to the side boundary. Relief remains at No. 301 and the presence of only a single door on the side elevation of No. 301 at ground floor level means the level of harm from an amenity perspective is considered to be limited. Furthermore, it is noted that windows are shown on the front and rear elevations of the first floor side extension, providing closer opportunities for overlooking to the neighbouring property. However, in the context of the existing arrangements, the level/amount of additional overlooking is not considered so great to lead to a sustainable reason for refusal on these grounds.

The first floor rear extension is sufficiently set off the boundary with No. 301 to not impinge on day/sunlight matters, or appear significantly overbearing. No windows are shown in the side elevations of the proposed extension, with a condition included to ensure no new openings directly facing both neighbours properties are made without the permission of the local planning authority.

The proposed development is not considered to harm the living conditions at any other properties within the surrounding area. Overall, the proposed single storey rear extension is not considered to harm the living conditions to neighbouring properties or the surrounding area. Therefore, the proposed development is considered 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. As the size of the private outdoor space will still be larger than the usable floor space of the dwelling on the ground floor.

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:

Plans considered:

- Location and Block Plan - 20/205/200
- Proposed Ground Floor Plan - 20/205/04

Received on 21/09/2020

- Proposed First Floor Plan - 20/205/05 Rev A
- Proposed Elevations - 20/205/06 Rev B

Received on 26/11/2020

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.

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 either the east (side) or west (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.

11. INFORMATIVES

Standard Informatives