

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Southcote

App Ref: 201463/HOU

Address: 16 Hogarth Avenue, Reading, RG30 4QW

Proposals: Demolition of existing garage and erection of a 2-storey side Extension

Case Officer: Nathalie Weekes

Applicant: Mr Farhad Saber

Date received (valid from): 20 October 2020 **Target Decision date:** 6 January 2021

1. INTRODUCTION

This is a semi-detached, hipped roof property in semi-circular close, as part of Hogarth Avenue. Residential development is low-density, properties are spaced out with gaps between properties. Neighbouring properties have single storey side and rear extensions.

The property is in an AQMA but is not in a conservation area.

Due to unforeseen circumstances a site visit cannot be undertaken however photos of the site were provided by the agent.

Google Earth January 2021



2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for the demolition of the existing detached garage and the erection of a 2-storey side extension. The proposal consists of a stepped-in two storey extension along the boundary with 18 Hogarth Avenue with a part flat, part gable roof. The proposed extension measures approximately 9.15m in depth, 3m in width at the front, widening to 5.35m at its widest, 5.2m to the eaves and 6.65m to the gable ridge, set away from the boundary with 18 Hogarth Avenue by 0.75m.

Proposed materials are to match the existing dwelling.

Plans considered

200801-1 Location plan

200801-2 Block plan

200801-4 Existing plan and elevations

200801-3 Proposed site plan

200801-6 Proposed elevations

200801-5 Proposed ground floor plan

As received 19 October 2020

200801-2A Proposed Block plan

As received 20 October 2020

Site Photos

As received 15 December 2020

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

The following addresses were consulted by letter.

18 Hogarth Avenue, Reading, RG30 4QW

14 Hogarth Avenue, Reading, RG30 4QW

A site notice was emailed to the agent and displayed at the site on 23 October 2020. One letter of representation has been received in support of “a lovely extension”, requesting that access to neighbouring properties is maintained and to preserve footpaths and grass verges.

Internal consultations

Transport - Transport have no objections to this application as off-road parking is being provided in accordance with the Councils current Parking Standards, 3 parking spaces are to be provided, subject to conditions for parking to be as specified and informatives to protect the highway. The area of hardstanding available for parking should be of permeable material.

DC1 Vehicle parking as proposed

The dwelling(s)/building(s) hereby permitted shall not be occupied until all vehicle parking space(s) have been provided in accordance with the plans hereby approved. The space(s) shall be kept available for parking at all times thereafter.

REASON: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

IF3 Highways

- i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.
- ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.

I24 Grass verge

You are advised to avoid the use of the grass verges for development related activity, e.g. storage of materials, due to the resulting potential harm to important street trees.

Trees - The Tree officer would require additional information to be able to make a recommendation. The application form states there are no trees on site or affected however although there are no trees within the footprint of the proposed building, there is one tree eg T1 at the access point and noteworthy shrub or young tree eg T2 on the boundary with 18 Hogarth Avenue, along the west side of the existing garage and at its north far end.

As the site is in the AQMA there should be no net loss of vegetation, preferably an increase. As such the following information would be required:

- (1) A tree/vegetation survey to produce a layout of all existing vegetation within the site and that could be impacted along the boundary. Trees (trunk position, canopy spread and Root Protection Area) should be accurately plotted on a proposed site plan.
- (2) Confirmation of which trees and other vegetation is to be retained and lost.
- (3) An indicative landscape plan with emphasis on soft landscaping to compensate for the loss of any vegetation - details can be secured by condition of detailed landscaping provided to avoid a pre-commencement condition.

Communications with the agent

Concerns regarding the massing, design, impact on the public realm and additional information required was communicated with the agent.

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.

5. 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 (2019)

CC7 Design and the public realm

CC8 Safeguarding amenity

EN14 Trees, hedges and woodland

EN15 Air Quality

H9 House extensions and ancillary accommodation

TR3 Access, traffic and highway related matters

SPG/SPD

A Design guide for house extensions SPG (2003 version is currently being updated to July 2020, has completed public consultation and is due to be adopted)

6. APPRAISAL

In the assessment of this the following has been considered.

The main issues are:

- a) Design and impact on the character of the surrounding area
- b) Impact on neighbours
- c) Impact on trees

- a) Design and impact on the character of the streetscene

In principle there are no objections to the property being extended however there are concerns with the current proposal in terms of design and appearance and impact on streetscene and neighbouring properties.

The design of the two storey side extension does not conform to design guidance provided, the Reading Local Plan policy H9 states that development should respect the character and appearance of the house in terms of scale and design. Extensions to the side and front of houses are particularly visible from street and public spaces and it is important to reflect the character of the street and ensure that development is not visually dominant in a way that detracts from its surroundings.

‘A design guide to house extensions’ states that a two storey side extension should be smaller in scale than the main house and be in keeping with the main house. The proposed design incorporates an unacceptable roof treatment that does not integrate with the original dwelling. The proposed front gable and flat roof elements do not integrate with the hipped

roof of the original dwelling. The roof design should complement the roof on the original house in terms of design and angle of pitch.

Proposed windows should be of similar proportions to those on the main building, however the proposed first floor side/front extension is a larger scale than the original dwelling.

The proposed design creates a terracing effect which does not maintain a sufficient gap with the neighbouring property to the detriment of the local character of the area.

The proposed roof design does not retain the symmetry of the original pair of semi-detached houses and would have a detrimental impact on the streetscene.

The development is not subservient to the original dwelling, this is compounded by the proposed roof design, height, depth and cumulative impact of the development.

b) Impact on neighbours

CC8: Safeguarding Amenity states an extension to a house will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties.

The proposed first floor side elevation window orientated towards 14 Hogarth Avenue has a detrimental impact on the external garden amenity in terms of privacy and overlooking contrary to policy CC8.

c) Impact on trees

Additional information is required before an assessment can be made due to a failure to demonstrate whether any harm will be caused to nearby trees as a result of the storage of materials, damage during construction and the proposal for new surface material for proposed parking spaces.

7. CONCLUSION

The proposed two storey development incorporates an unacceptable roof design that fails integrate with and is not subservient to the original dwelling. The side extension would be particularly visible from the street creating a terracing effect and is out of keeping with the character of the cul-de-sac and detracts from its surroundings. Additionally proposed windows on the front elevation are not in proportion to those in the host dwelling and the design does not retain the symmetry of the original pair of semi detached houses. The proposed development is considered to be harmful to the character and appearance of the original dwelling and character of the wider area.

It is also considered to have a significantly detrimental impact in terms of overlooking from the proposed first floor side elevation window to the neighbouring property at 14 Hogarth Avenue.

Insufficient evidence had been provided to determine the likely impacts of the proposals on trees on site and on neighbouring land in order to for the trees to be protected from damage and to make provision for tree retention and planting within the application site.

The proposed development is therefore contrary to the Reading Local Plan 2019 policies CC7, CC8, H9 and EN14 and the Council's Supplementary Planning Guidance - A Design Guide to House Extensions.

8. RECOMMENDATION

Refuse