

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham

App Ref: 201566/HOU

Address: 3 St Annes Road, Reading, RG4 7PA

Proposals: Single storey rear/side infill extension with associated works on rear elevation (following demolition of rear bay and balcony) (amended description)

Case Officer: Mr David Brett

Applicant: Mr Ben Smith

Date received (valid from): 06/11/2020

Target Decision date: 08/01/2021, decision date extended from 01/01/2021.

1. INTRODUCTION

The proposal site is a two-storey semi-detached dwelling located on St. Anne's Road, Caversham. The surrounding area is considered predominantly residential with similarly designed two storey detached and semi-detached dwellings.



1. Rear of 3 St. Anne's Road. Photo provided by the agent on 13/11/2020.

A site visit for this application was not possible due to the Coronavirus lockdown. The agent supplied site photos on 13/11/2020. These photos were used for the purpose of determining this application.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a proposed single storey rear/side infill extension with associated works on rear elevation (following demolition of rear bay and balcony).

Plans considered:

- Existing and Proposed Elevations - 2018-1
- Existing and Proposed Floor Plans - 2018-2
- Location Plan - 2018-3
- Block Plan - 2018-4

Received on 06/11/2020

3. RELEVANT PLANNING HISTORY

171641 - Loft conversion Incorporating one side facing and one rear facing dormer with two roof domes in flat roof. - Application Permitted on 14/11/2017

171721 - Single storey flat roof rear extension - Application Permitted on 14/12/2017

4. CONSULTATIONS

4.1 The following addresses were consulted by letter.

1 St. Anne's Road, Caversham, Reading, RG4 7PA - No response received.
5 St. Anne's Road, Caversham, Reading, RG4 7PA - No response received.
5a St. Anne's Road, Caversham, Reading, RG4 7PA - No response received.

The applicant has confirmed to the Council that a site notice was erected on Monday 16th November 2020, enabling consultation for a period of 21 days (e.g. to cover the Auburn Court flats not formally consulted by letter) and which expired on Monday 7th December 2020.

No 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
EN15 Air Quality
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.

As existing, 3 St. Anne's Road is a two storey semi-detached dwelling. The existing single storey rear bay is to be removed as part of this application. This would also result in the loss of the balcony at the first floor to the rear of the two storey outrigger. It is proposed that the balcony is replaced with a glass panel Juliet balcony.

The proposed infill rear extension has a depth of 6.58m and a width of 1.8m, and does not extend beyond the rear elevation of the existing two storey outrigger. The ground to eaves height of the proposed extension is 2.43m, and features a pitched roof bringing the maximum height of the proposed extension to 3.6m.

The size and scale of the proposed development is considered subservient to the existing dwelling and acceptable in accordance with policy H9 of the Reading Borough Local Plan. With regards to materials used in the construction of the proposed development; these have been specified to match on the application form. Three rooflights are proposed to the side extension. The proposed arrangement of doors and windows is considered acceptable, along with the proposed replacement Juliet balcony.

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 (amongst other matters):

- *Privacy and overlooking*
- *Access to sunlight and daylight*
- *Visual dominance and overbearing effects of a development*
- *Harm to outlook*

There were initial concerns from officers that the proposed rear extension could detrimentally impact the living conditions at 5 St. Anne's Road due to the proximity of the extensions to a ground floor side facing window at no5. With particular concerns that the proposed extension could result in a harmful loss of light to no5 and/or appear overbearing.



2. Photo demonstrating ground floor side facing window at 5 St. Anne's Road (highlighted in red). Photo provided by agent on 13/11/2020

The agent was able to confirm that the window in question at no5 served the kitchen. It is also confirmed that this window is not the only source of light to the kitchen, with the kitchen also being served by a window and glazed double doors to the rear elevation. In light of this, it is considered that the proposed infill extension at no3 would not result in a harmful loss of light or appear overbearing to the kitchen at no5 as there are multiple natural light sources to the kitchen. The proposed extension is also set in from the boundary with the neighbouring property and includes a pitched roof to minimise the height closest to the neighbouring property, which is also set off from the boundary. Hence a sufficient gap between both buildings would remain. The proposed development is not considered to detrimentally impact the living conditions at 1 St. Anne's Road due to the size, scale and location of the proposed development. Removing the existing external terrace at first floor level (and replacement with Juliet balcony) would improve the amenity of both neighbours by reducing opportunities for overlooking and loss of privacy at this point.

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. The depth of the rear extension at 4.7m is considered to allow for an appropriate amount of private outdoor space in the rear garden.

7.4 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:

Plans considered:

- Existing and Proposed Elevations - 2018-1
- Existing and Proposed Floor Plans - 2018-2
- Location Plan - 2018-3
- Block Plan - 2018-4

Received on 06/11/2020

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.

11. INFORMATIVES

Standard Informatives