

DELEGATED APPLICATION REPORT

Application No: 200469HOU

Address: 17 St Barnabas Road Emmer Green Reading

Proposal: Two storey side/rear extension, conversion of existing garage, single storey front extension to create new garage, front porch, replacement and alterations to windows and addition of roof lights and timber cladding panels

Case officer: Matt Burns

Site Description and Surrounding Area:

The site relates to no. 17 St Barnabas Road, an existing residential dwelling located on the west side of St Barnabas Road a residential street containing predominantly large detached dwellings. Adjacent to the south of the site is a bungalow at no. 15 St Barnabas Road and to the north is no. 19 St Barnabas Road which is a sizeable two storey dwelling. To the west (rear) of the site is another two storey dwelling at no. 118 Surley Row. A number of trees to the front of the site are covered by a Tree Protection Order (ref. TPO 27/15).

Proposal:

The application seeks planning permission for a two storey side/rear extension, conversion of existing garage, single storey front extension to create new garage, front porch, replacement and alterations to windows and addition of roof lights and timber cladding panels.

Amended plans were submitted during the course of the application which relocated the proposed new garage extension from a side extension (to the south elevation) to a front extension (east elevation).

Plans and Documents Considered:

- 1286-00PR OS rev M - Site Plan and Location Plan
- 1286-00PR GA3 rev M - Proposed roof plan
- 1286-00PR GA2 rev M - Proposed first floor plan
- 1286-00PR GA1 rev M - Proposed ground floor plan
- 1286-00PR EL2 rev M - Proposed rear and side elevations
- 1286-00PR EL1 rev M - Proposed front and side elevations

Received by the Local Planning Authority on 17th November 2020

- SMW/17 St Barnabas Rd/TPP/002

Received by the Local Planning Authority on 17th November 2020

- 1286-00 EX GA - Existing ground floor, first floor and roof plan
- 1286-00 EX OS - Existing site plan and location plan
- 1286-00 EX EL - Existing all elevations

Received by the Local Planning Authority on 25th March 2020

- Bat survey of 17 Saint Barnabas Road, Emmer Green, Reading ref. D1135.001 Issue one (6 January 2021)

Received by the Local Planning Authority on 7th January 2021

Relevant Planning History:

151893FUL - New 4 bed dwelling to the rear garden of No. 17 St Barnabas Road, incorporating access off Surley Row and landscaping - Refused (and dismissed on appeal ref. APP/E0345/W/16/3153661)

Consultation Responses:

RBC Transport - No objection.

RBC Ecology - No objection, following submission of a bat survey report.

RBC Natural Environment Trees - No objection, following relocation of the proposed garage. Conditions required to secure pre-commencement submission of an arboricultural method statement and scheme or hard and soft landscaping.

Neighbour Consultation

No.s 15 & 19 St Barnabas Road and no. 118 Surley Row were notified of the application by letter on 8th April 2020 and were re-consulted on the amended plans on 5th October 2020.

Three letters of objection have been received raising the following issues:

- Overlooking and loss of privacy
- Proposed side garage would prevent maintenance of fence to south boundary of site
- Loss of light
- Impact upon trees

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:

The following local and national planning policy and guidance is relevant to this application:

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

H9 (House Extension and Ancillary Accommodation)

TR3 (Access, Traffic & Highway Related Matters)

TR5 (Car and Cycle Parking & Electric Vehicle Charging)

EN12 (Biodiversity and the Green Network)

EN14 (Trees Hedges and Woodland)

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

Appraisal:

Design, impact on the host dwelling, character of the area and street scene

Policy CC7 Seeks that all development is of high-quality design and maintains and enhances the character and appearance of the area within which it is located. Policy H9 seeks that houses extensions should respect the character of the host dwelling, character and pattern of surrounding dwellings and the area in terms of scale, design and any important existing building line.

The proposed two storey side extension would appear suitably subservient to the existing dwelling in terms of its width which at 4.4m is considered to be proportionate to the overall width of the existing house which is 12.1m. The extension would also be set back from the front elevation of the main house and the ridge of the roof would also be set down below that of the roof of the main house. When viewed from the front and street the two-storey extension would have a hipped roof form which would reflect that of the main roof.

To the rear for the extension would project 4m beyond the rear elevation of the existing house which is again considered proportionate in scale, in particular given the large plot and rear garden size (overall plot depth of over 50m). When viewed from the rear the two-storey side extension would present a feature rear gable roof and window which given the subservient nature of the extension is considered to integrate satisfactorily with the existing house and the rear elevation would not be visible from the street scene.

Amended plans were submitted during the course of the application which re-located the proposed single storey side garage extension on the south elevation to a single storey front garage extension. This was following officer concerns that when sited to the side of the property the garage meant that the extended dwelling would fill the width of the plot. This was considered to result in an overly dominant development within the plot and to be out of keeping with the general character and grain of surrounding dwellings which whilst mostly large in size generally retain a good degree of spaciousness to one side boundary. Relocating the garage to a single storey front extension is considered to be an acceptable solution and allows a 3.6m gap to be retained to the southern side site boundary. At single storey in scale and with hipped roof the front garage extension would integrate well with the main house and appear subservient. Furthermore, the staggered nature of the frontages to the dwellings to this side of St Barnabas Road means that the forward projection of the garage would respect the general building line and still be set a significant distance (15m) back from the road frontage.

The proposed modest replacement front porch is also considered suitable in scale and appearance. The proposals also seek general changes to the material finish of the existing house which would also be reflected in the proposed extensions, replacing the existing red brick with white render and timber cladding. The character and materiality of surrounding dwellings is mixed but white rendered finish with alternate material panelling such as hanging tile is common. In this respect the proposed changes are not considered to be out of keeping with the general character of the surrounding area. The rear gable to the two-storey side extension incorporates a black aluminium frame as a design feature. To the rear of the house this feature would not be visible from the street-scene and which is considered to be an acceptable design addition.

The proposed extensions and alterations are considered to integrate satisfactorily with the existing dwelling and character of the surrounding area in accordance with Policies CC7 and H9.

Impact on neighbouring amenity

Policy CC8 seeks that proposals should not cause a significant detrimental impact to the living environment of existing or new residential properties.

The proposed extensions would be sited a sufficient distance from the nearby dwellings (no.s 15 and 19 St Barnabas Road and no. 118 Surley Row) such that are considered to be no adverse impacts in terms of loss of light, overshadowing or overbearing to these properties.

The proposed two storey rear extension would be sited 5.3m from the southern boundary of the site with the parallel rear garden on no.118 Surley Row. The house and rear windows of no. 118 would be located 18m from the closest first floor window of the proposed rear extension. This separation together with the off-set relationship with no. 118 which is set to the south and not directly to rear of no. 17 is such that no undue overlooking is considered to result to the house at no. 118. Given the proposed extension would be set 5.3m from the boundary, views of the parallel rear garden area of no. 118 would be at such a distance and oblique angle that no undue overlooking or loss of privacy is considered to occur to the garden area of no. 118 either.

No first-floor side facing windows are proposed south elevation of the dwelling such that there would not be overlooking or loss of privacy to no. 15 St Barnabas Road. A first-floor side facing window is proposed to master bedroom to the north flank elevation of the proposed two storey rear extension which would face garden boundary and rear patio area of no. 19 St Barnabas Road at a distance of 12.5m. This is not the primary window to the bedroom which faces the rear of the site. Therefore, it is proposed to secure this window as obscurely glazed and non-opening below 1.7m from the internal floor area to prevent any undue overlooking or loss of privacy to no. 19.

The proposed front garage extension would be located 3.6m from the boundary with the closest dwelling at no. 15 St Barnabas Road. It is not considered that there would be any additional noise disturbance from the proposed garage to surrounding dwellings above that which would be expected within the driveway curtilage of a residential property. Garages are sited similarly within the surrounding area.

The proposal is considered to accord with Policy CC8.

Transport

Policies TR3 and TR5 seek to address traffic, highway and parking related matters relating to development.

Whilst the replacement garage is below the council's normal parking standard for garages, the garage would be usable as a car parking space for most family sized cars. Given that the

property benefits from a large driveway which can accommodate in excess of the 2 vehicles; and there is no change to the existing access arrangements onto the highway the proposals are considered to be acceptable in transport terms. Provision of at least 2 parking spaces within the existing large driveway to be secured by condition.

The proposals are considered to accord with Policies TR3 and TR5.

Natural Environment

Policy EN12 seeks that development proposals should not result in a net loss of biodiversity, Policy EN14 seeks that trees will be protected from damage and Policy CC7 seeks that proposals should make adequate provision for landscaping.

There are a number of TPO trees located to the site frontage with St Barnabas Road. Following the submission of amended plans which sought to reposition the garage to a front extension the application submitted a tree protection plan in relation to the impact on the TPO trees. The Natural Environment Officer is satisfied that the tree protection plan demonstrates that the proposed siting of the garage would not impinge on the root protection areas (RPA's) of these trees. However, details of tree protection measures and a method statement to confirm how construction works would avoid the RPA's is to be secured by way of condition and to be submitted and agreed with the LPA prior to commencement of works on site.

Details of the hard and soft landscaping proposals for the site would also be secured by way of condition to demonstrate how the driveway to the front of the site would be reconfigured to accommodate the new garage.

A bat survey was also submitted with the application. The LPA's Ecologist is satisfied that the survey demonstrates that the property has negligible potential to host roosting bats and therefore the risk of harm to protected species is unlikely. A condition to require the development to be undertaken in accordance with the recommendations of the bat survey would be attached to the planning permission.

The proposals are considered to accord with Policies EN12, EN14 and CC7.

Matters Raised in Representations

All matters raised are addressed in the appraisal section of the report above.

Community Infrastructure Levy (CIL)

The proposed extensions exceed 100m² and therefore would be liable for the Community Infrastructure Levy. The proposals would result in net gain in gross internal area of 109.66m².

RECOMMENDATION:

GRANT planning permission subject to the following conditions:

1. TL1 - Time limit
2. AP1 - Approved plans
3. M3 - Materials as specified

4. L7 - Arb method statement (Pre-commencement)
5. L1 - Landscaping scheme (Pre-commencement)
6. Development to be carried out in accordance with recommendations of the bay survey
7. DC1 - Provision of vehicle parking spaces
8. PD3 - First floor north flank elevation side facing window to master bedroom to be obscurely glazed

Informatives:

1. IF1 - Proactive
2. IF5 - Terms
3. IF6 - Building Control
4. IF7 - Complaints about Construction
5. IF8 - Encroachment
6. I11 - CIL