

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham
App Ref: 200002
Address: 21 Queens Road, Caversham, Reading, RG4 8DN
Proposal: Single storey rear extension (amended description).
Case Officer: Jonathan Markwell
Applicant: Mr & Mrs Robert & Helen Mugleston-Dahlke
Date received (valid from): 3 January 2020
Target Decision date: Originally 28/02/2020, but a formal extension of time was subsequently agreed until 24/06/2020

1. SITE DESCRIPTION

21 Queens Road is an early-twentieth century mid-terrace dwelling on the south side of Queen's Road, close to the junction with George Street. It is typical of dwellings within the immediate context, which are characterised by a uniform shared roof ridgeline and front elevations with repeating/mirrored door, fenestration and chimney placement plans. Ground-floor bays and chimneys alternate in a mirrored pattern from one dwelling to the next; giving the sense that the dwellings are wider and grander. To the rear, alternating two-storey rear projections offer additional accommodation; sharing a party wall and one half of a gable-ended roof set down from the main ridgeline and first floor windows exclusively sited below the rear gable. The building is not listed, within a conservation area and does not include any trees with Tree Protection Orders. The site is however located within Flood Zone 3. The surrounding area is predominantly residential, with a garage and Hills Meadow open space to the south.

2. PROPOSED DEVELOPMENT

The application seeks, following revisions during the course of the application, a single storey rear extension 3m in depth (2.4m in width - equal to the existing outrigger - and 2.6m in height, with a flat roof design), which itself replaces a 1.3m deep extended area at this point of the property. The originally submitted scheme sought a two storey rear extension, but the first floor element was omitted following officer feedback that the principle of this element was unacceptable (in both amenity - outlook / sense of enclosure harm to the neighbouring property No. 23 - and design grounds - out of context with the overwhelming prevailing local context - although outriggers are typically two storey along the terrace, there is a predominant depth which the proposal would not align with and the flat roof design would unbalance the pair of properties at this point). In addition, during the course of the application flooding based information was submitted.

Plans and information considered:

Location Plan
Site/Block Plan
As received 3 January 2020

RDO/2/7/A/21Q D1 Rev R1 Existing Elevations

RDO/2/7/A/21Q D3 Rev R1 Proposed Elevations

RDO/2/7/A/21Q D3 Rev R1 Proposed Floor Plans

As received 4 June 2020

Flood Map for Planning dated and received 10/06/2020

21 Queens Road Caversham RG4 8DN ZONE 3 : DOMESTIC EXTENSION - Statement, as received 10/06/2020

3. RELEVANT PLANNING HISTORY

None relevant from beyond 1990.

4. CONSULTATIONS

Neighbours

A site notice was displayed from 31/01/2020 and all adjoining neighbours were consulted by letter (produced to be sent on 20/01/2020). An objection was received summarised as follows:

- The extension will mean removing the roof over a tenants bedroom presumably making it uninhabitable whilst the works are undertaken (officer note: presumably this relates to No. 23).
- Not in keeping with the size of the original house.
- Applicants have not contacted us or our tenants as to how they propose to get over the problem of the disruption whilst the new roof is built.

Officer response: The issues raised have largely been addressed through the revisions to the scheme, namely the omission of the first floor. There is no statutory requirement at the time of the planning application for the applicant to contact nearby occupiers. If matters relating to the Party Wall Act are required, these are separate to the Planning process.

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 Planning Policy

Reading Borough Local Plan (adopted 2019)

CC7: Design and the Public Realm

CC8: Safeguarding Amenity

EN12: Biodiversity and the Green Network

EN18: Flooding and Sustainable Drainage Systems

H9: House Extensions and Ancillary Accommodation

SPG/SPD

A Design Guide to House Extensions SPG

7. APPRAISAL

7.1 Principle of development

Residential alterations including the construction of extensions are supported in principle by Policy H9 (House Extensions and Ancillary Accommodation) of the Local Plan (2019) subject to criteria ensuring the effects of such extensions and alterations respect its context and are not harmful. These considerations will be examined in more detail in the following sections.

7.2 Character and scale

Policy CC7 of the Local Plan states that, development must be of a high design quality that maintains and enhances the character and appearance of the area in Reading in which it is located. Policy H9 states that an extension will be acceptable where it: respects the character of the house, the pattern of neighbouring properties and building lines.

There are a wide variety of rear building lines (at ground floor level) along the south side of Queens Road and the proposal would align with the depth of the rear building line of the neighbouring No.23. The proposed extension is modest in both depth, height and width, thereby raising no particular issues. The proposed plans specify that materials will match the existing building, which will be secured via condition. Ample outdoor amenity space is maintained. As such, the proposal accords with the aims of Policy CC7 and the design considerations of Policy H9.

7.3 Amenity

Policy CC8 requires development to refrain from causing a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for residents. And Policy H9 compliments these aims by indicating that acceptable development will not present an overbearing impact on neighbours or public areas.

The ground floor rear extension is deemed to avoid any concerns about detrimental impact on neighbour's privacy, sunlight or overbearingness by virtue of siting and design; with no views into adjacent neighbour's private outdoor amenity space being introduced. The proposals are also considered to be appropriate in relation to all other amenity based considerations too.

7.4 Biodiversity and sustainability

Part 'b' of Policy EN12 indicates that all development sites should not result in a net loss of biodiversity or geodiversity, and should provide a net gain for biodiversity wherever possible through new tree planting, wildlife friendly landscaping and other ecological enhancements. These aims are supported by Policy H9 which states that an extension will only be acceptable where it does not result in the loss of biodiversity within gardens.

The site does not benefit from any protected trees or identified Green Links. The proposal is not considered likely to result in a net loss of biodiversity or geodiversity. As such the proposal is considered to accord with the biodiversity and sustainability considerations of Policies H9 and EN12 of the local plan.

7.5 Flooding

Given the application site is located within Flood Zone 3, the applicant was advised during the course of the application to submit flood related information. The applicant has duly provided flood related information, incorporating the Environment Agency standing advice / NPPG. In this case, although the proposal will be below the flood level (by 0.5m - the applicant reasonably specifies it would not be practical to raise the extension up beyond the rest of the property), flood protection will be provided by the use of flood resistant constriction methods for the first metre above floor level. In addition, it is also considered that the footprint of the proposed extension is relatively modest - there are unlikely to be any changes to surface water flows from the development. With this in mind it is considered that the proposals comply with the EA standing advice and policy EN18. A compliance condition is recommended to ensure the measures specified are provided.

8. CONCLUSION

In light of the above assessment the proposal is considered to accord with the requirements of the development plan. As such, the proposed development is recommended for approval subject to conditions.

9. RECOMMENDATION

GRANT

10. CONDITIONS

1. TL1 Time Limit
2. AP1 Approved Plans
3. M1 Materials to match
4. SU9 Flood Protection Measures