

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 191807/HOU

Address: 21 Juniper Way

Applicant: Mr & Mrs Taylor

Proposal: Replacement of conservatory with extension - first floor corner infill extension to side, loft conversion and rear dormer, velux roof lights to new and existing extensions

Target date: 07/01/20

Extension of Time: 05/02/20

Case officer: Connie Davis

Site Description and Surrounding Area:

The application site has an existing single storey rear conservatory and substantial two storey rear extension. There are significant ground level changes across the site with the land sloping away to the rear of the property. Due to the change in levels, the existing terrace at ground floor level has the appearance of being at first floor level (when viewed from the rear of the site). The property has a catslide roof.

The surrounding area is residential with a number of properties also having catslide roofs, however on the whole, the road is quite varied in terms of design.

The application site is not listed, nor in a conservation area.

Proposal:

The proposal comprises of a single storey rear extension, first floor side extension and rear dormer.

Single storey rear extension:

It would project to the same depth (3m) and width as the existing conservatory. The maximum height of the existing and proposed is almost identical (3.6m). The new extension would have a roof lantern.

First floor side extension:

The first floor side extension is proposed to extend a previous extension. It would be extended by 2m towards the front elevation of the property. It would also result in the roof formation changing from gable (on the previous extension) to hipped to mimic the catslide roof that the property would also retain.

Rear dormer:

It would have a width of 6m, height of 2.5 and depth of 2.8m. It would have a window, roof lantern and Juliet balcony. In addition, a roof light is proposed to be installed on the previously extended part of the property.

Materials are proposed to match the main dwelling.

Plans Considered:

Drawing No.

19/09/03 Rev A - Proposed Roof Plan, Block Plan and Section

19/09/01 Rev A - Existing Plans

19/09/02 Rev A - Proposed Plans

Received 12th November 2019

Relevant Planning History:

031136 - Single storey rear conservatory - Application Permitted

980944 - Bedroom/Lounge extension and conversion of garage to playroom - Application Permitted

Consultation Responses:

Internal Consultation

No internal consultees were consulted on this application.

External Consultation

The following addresses were formally consulted via letter on 14/11/19:

19 and 23 Juniper Way

In addition a site notice was displayed between 18/11/19 - 9th December 2019

No comments were received.

Discussions with applicant/ agent

The case officer questioned the applicant's agent as to whether a reduction in the size of the rear dormer could be achieved. The dormer was considered quite large in terms of height and width. No changes were made to the dormer. On balance it is considered acceptable as it will not be visible from the street and pre-application discussions with the previous case officer did not raise concern with this element of the proposal given what can be achieved under Permitted Development, and that any issue with the size would be sufficient to refuse permission on this basis.

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

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

National Planning Policy Framework;
National Planning Policy Guidance;

Reading Borough Local Plan (2019)

CC7 Design and the Public Realm
CC8 Safeguarding Amenity
H9 House Extensions and Ancillary Accommodation

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

Appraisal Checklist

H9 states: An extension to a house will be acceptable where it:

- A. Respects the character of the house in terms of scale, location, materials and design;

To assess this, the following has been considered - would the proposal:

- Detract from the appearance of the original building through the use of ill-matching materials and by not fitting in with the design, scale and proportions of the original building; **NO, the catslide feature of the property is to be retained. The extension is set down and back from the front elevation and so is broadly compliant with the Design Guide SPG.**
 - Reduce the amount of usable amenity space for the property to an unacceptable degree; **NO**
 - Require the loss of trees in the garden or put significant trees at risk; **NO**
- B. 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;
- & C. Does not present an overbearing impact on neighbours or a large blank façade to public areas

To assess this, the following has been considered - would the proposal:

- Significantly reduce the amount of daylight and sunlight enjoyed by neighbouring properties; **NO, the proposals are not considered to be in conflict with windows on neighbouring properties.**
- Invade the privacy of neighbouring properties through overlooking from windows or balconies; **NO, the neighbouring properties potentially most affected by the proposed development are 19 Juniper Way and 23 Juniper Way, located to the north and south of the site respectively.**

With respect to the adjoining neighbour, no.19, the proposed single storey rear extension would be sited in close proximity to the boundary. However, as the proposed rear extension would be single storey, would replace the

existing conservatory and would not have any side facing windows; it is considered that there would not be any significant detrimental impacts upon the living environment of no.19 in terms of privacy or overlooking. The rear facing dormer element of the proposal is also in close proximity to the boundary with no.19 and includes a juliet style balcony. It is considered that the outlook from such a balcony is akin to that from a regular window.

With regards to no.23, the proposed dormer and single storey rear extension would not project beyond the rear of the existing extension and no additional side facing windows are proposed. It is acknowledged that at first floor level additional bulk is created closer to the boundary than existing - however, the proposal would not conflict with any windows on this property. Due to the large catslide roof the neighbouring property has, the extension would only look on to the roof of this property. This is also because the neighbouring property is set on lower ground level than the application site. As such, there would not be any undue adverse effects upon the living environment of the occupiers of no.23 in terms of privacy or overlooking.

- Detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **NO**, an element of the original design (the catslide roof) has been retained as part of the proposal. This is a feature found on some neighbouring properties. However in general, properties are varied in terms of style on Juniper Way and therefore, from the street, the property would not be considered harmfully out of keeping.
 - Detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **NO**, materials are to match the main property.
- D. Does not result in a loss of biodiversity within garden - **NO**
- E. Ancillary accommodation, such as granny annexes, will be acceptable where it would not be capable of operating as a separate dwelling which could be let or sold separately - **NO**

CC8: states: Development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of:

- Privacy and overlooking; **No**, as discussed
- Access to sunlight and daylight; **No**
- Visual dominance and overbearing effects of a development; **No**
- Harm to outlook; **No**
- Noise and disturbance; **No**
- Artificial lighting; **No**
- Vibration; **No**
- Dust and fumes; **No**
- Smell; **No**
- Crime and safety; **No** or
- Wind, where the proposals involve new development of more than 8 storeys - **N/A**.

Conclusion

The proposed development would not be harmful to the character or appearance of the site or its surroundings and would not have a detrimental impact on the original building or neighbouring properties. As such the proposed works are considered to be in accordance with CS7 (Design and the Public Realm) of the Reading Borough Local Development Framework Core Strategy (2008), DM4: Safeguarding Amenity and DM9: House Extensions and Ancillary Accommodation of the Sites and Detailed Policies Document (Oct 2012) and the Councils Supplementary Planning Guidance A Design Guide to House Extensions (2003).

RECOMMENDATION: GRANT PERMISSION

Conditions

- 1) Time Limit
- 2) The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

Drawing No:

19/09/03 Rev A - Proposed Roof Plan, Block Plan and Section
19/09/02 Rev A - Proposed Plans

Received 12th November 2019

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.

- 3) Matching Materials

Informatives

- 1) Building Control
- 2) Construction and Demolition
- 3) Encroachment
- 4) Terms
- 5) Positive and Proactive

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