

DELEGATED APPLICATION REPORT

Application No: 200736HOU

Address: 2 Hewett Avenue Caversham

Proposal: Proposed single storey rear extension, roof extension and reconfiguration, garage conversion and proposed new garage

Case officer: Matt Burns

Site Description and Surrounding Area:

The application relates to an existing hipped roof bungalow with accommodation in the roof space located on western side of Hewett Avenue close to the junction with Hewett Close. The frontage of the property is set back from Henley Road by way of a large treed grass verge. This part of Hewett Avenue is characterised by bungalows many of which have undergone significance extensions.

Proposal:

The application seeks planning permission for a proposed single storey rear extension, roof extension and reconfiguration, garage conversion and proposed new garage

Following officer comments on the application proposals amended plans were submitted by the Applicant which made the following changes to the proposed development:

- Removal of proposed rear dormer extension and replacement with rooflights (including 1 cabrio style roof light)
- Reduction in width of proposed new single storey side garage extension to increase separation to the southern flank boundary from 0.1m to 0.8m
- Adjustment to eaves on northern boundary to remove overhang

Plans Considered:

- 19097 - LO - 001 - Location Plan
- 19097 - SU - 001 - Existing Site Plan (Block Plan)
- 19097 - SU - 002 - Existing Ground Floor Plan
- 19097 - SU - 003 - Existing Floor Plans
- 19097 - SU - 004 - Existing Elevations - Front and Side
- 19097 - SU - 005 - Existing Elevations - Side and Rear
- 19097 - SU - 006 - Existing Section

Received by the Local Planning Authority on 1st June 2020

- 19097 - DD - 001 rev C - Proposed Site Plan (block plan)
- 19097 - DD - 002 rev A - Proposed Ground Floor Plan
- 19097 - DD - 003 rev B - Proposed Floor Plans
- 19097 - DD - 004 rev A - Proposed Elevations - Front and Side
- 19097 - DD - 005 rev B - Proposed Elevations - Side and Rear

Received by the Local Planning Authority on 2nd September 2020

Relevant Planning History:

091679HOU - Single storey rear extension and loft conversion to existing bungalow - Granted

100219NMA - Non material change to planning permission 091679 for alterations to position of rooflights - Granted

100343APPCON - Discharge of condition 2 of planning permission 091679

Consultation Responses:

RBC Transport - No objection.

RBC Ecology - No objection, subject to condition to ensure works are carried out in accordance with the submitted bat survey report.

RBC Natural Environment Trees - No objection.

Neighbour Consultation

No.s 1, 1a and 3 Hewett Avenue were notified of the application by letter on 5th June 2020. Further notification letters were sent to the same properties on 2nd September 2020 following submission of amended plans. A site notice was also displayed at the site on 11th June 2020.

1 letter of representation been received raising the following issues:

- Concerned with the size and scale of proposed extensions which due to the position and orientation of no. 2 will be overbearing to no. 3 Hewett Avenue
- Overlooking and loss of privacy from proposed rear roof space windows
- Concern regard loss of hedge to boundary with no. 3 and privacy and party wall implications of this

5 letters of support have been received raising the following matters:

- The proposal is similar to development already completed nearby and would have little impact to the street scene
- The proposals would integrate with and enhance the character of the neighbourhood

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 extensions to the bungalow are considered to be in-keeping with the character and scale of the existing property and those found in the surrounding area.

The proposed enlargement to the roof space would not go beyond the existing ridge height of the dwelling and the two proposed front dormer roof extensions are modestly scaled and sympathetically designed with pitched roofs reflective of similar front dormer extensions nearby (no.s 4, 8 and 9 Hewett Avenue).

The proposed enlargement of the roof space would result in a flat crown roof area and an overall bulkier roof however similar roof forms are present to other bungalow properties within the street which have undergone similar extensions (no.s 4 and 11 Hewett Avenue and number of properties to the north along Blagrove Lane). The proposed roof enlargement would also extend the main roof space above the existing single storey garage located on the southern boundary and whilst the eaves would be located directly on the boundary with no. 1a Hewett Avenue this would be set at the same height as the roof of the existing garage and the proposed roof would slope away gradually and as such is not considered to result in a cramped or overly dominant form of the development.

Amended plans submitted during the course of the application removed a proposed large flat rear dormer extension from the plans following officer comments that this was excessive in scale and failed to integrate satisfactorily with the roof space and general scale of the bungalow. The amended plans show that this has been replaced within with one regular roof light and one larger cabrio style roof light which opens out into a Juliet style balcony which are considered to integrate more appropriately.

Amended plans were also submitted during the course of the application which reduced the width of the proposed single storey side garage extension to the north flank elevation and increased the separation to the side boundary with no.3 Hewett Avenue from 0.1m to 0.8m. This separation is characteristic of the spacing and rhythm of the street where the majority of properties are set directly on one side boundary but retain a gap to the other side boundary.

The proposed materials include a mix of red brick, white render and red roof tiles to match the existing property which is considered appropriate.

The proposed extensions would accord with Policies CC7 and H8.

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.

No. 2 Hewett Avenue sits parallel to no. 1A Hewett Avenue and as discussed above the modest eaves height and roof slope of the proposed roof extension positioned on the north flank boundary with no. 1A is such that the proposals are not considered to appear unduly overbearing to this neighbouring property which itself is set 2.5m from the boundary and does not incorporate any side facing windows. The proposed roof extension would incorporate two small high-level roof lights to the north flank roof plane which are set at a higher level than a larger existing roof light to this elevation and no undue overlooking or loss of privacy is considered to result.

The relationship with no. 3 Hewett Avenue is slightly different with the rear elevation of no. 2 off-set and slightly angled towards the side elevation and rear garden area of no. 3. Due to the angled relationship with no.3 there is increased potential for overlooking to the side/rear of no.3 from any above ground floor windows to no.2. Following officer concerns regarding overlooking amended plans were submitted during the course of the application to remove a proposed large rear dormer and terrace area which was considered harmful to the amenity of no.2. The amended plans incorporate a modest rear high-level roof light to the part of the rear roof space closest to no. 3 and then a larger cabrio style roof light which opens out into a Juliet style balcony to the other part of the roof further from the boundary with no.2 which is in the same position as an existing Juliet balcony to the rear of the property. Officers are satisfied that this proposed arrangement would not result in any undue overlooking or loss of privacy to no. 2 above the existing situation. Four high level roof lights are also proposed to the south flank elevation roof plane which are set at a higher level than four existing roof lights and no undue overlooking or loss of privacy is considered to occur in this respect.

The neighbour at no.3 has also raised concern that the proposed roof extension would result in an overbearing development due to the off-set and angled relationship of the two dwellings. However, the proposals would not increase the overall depth of the property nor increase the overall ridge height and with shallow pitched roof sloping away from the boundary with no.3 it is not considered that any harmful overbearing impact would occur.

Furthermore, the amended plans submitted have increased the separation of the single storey side garage to the boundary with no.3 to 0.8m and whilst, due to the off-set relationship of the two dwellings the garage extension would be set forward of the front elevation of no.3, this separation and the modest single storey scale of the garage is considered sufficient to prevent any undue overbearing impact.

Concern has also been raised regarding potential loss of the boundary hedgerow between the two sites which currently provides a fairly dense screen between the two plots. The proposal does seek partial removal of the boundary hedge with no. 3 albeit the majority is to be retained. However, as outlined above the modest scale of the proposed garage extension and separation to the boundary is such that no overbearing impact is considered to result with or without the hedgerow. Furthermore, the hedgerow could be removed without the need for planning permission at any time and this would be a civil matter between neighbouring occupiers.

The proposal is considered to accord with Policy CC8.

Transport

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

The proposals are considered to be acceptable in transport related matters, notably there would be no change to the access arrangements to the site and whilst the proposed garage is below standard dimensions there is sufficient space on the front driveway to accommodate the required 3 parking spaces for a dwelling of this size in accordance with the Revised Parking Standards and Design SPD (2011).

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 is a row of 6 conifer to the rear of the site on the boundary with no. 1A that are proposed to be removed as part of the proposals. The Councils Tree officer has no objection to removal of these trees which are not significant specimens and are not considered to have amenity value.

A bat survey was submitted with the application which concluded that the building had minimal potential to house bats and the Councils Ecologist is satisfied that the proposals would not result in loss of biodiversity. A condition is recommended to secure that in the unlikely event bats are identified during the construction works then the build stops and an ecologist is consulted.

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 proposal would not be liable for the Community Infrastructure Levy because the floor space of the proposed extensions would not exceed 100m².

RECOMMENDATION:

GRANT planning permission subject to the following conditions:

1. TL1 - Time limit
2. AP1 - Approved plans
3. M1 - Materials to match
4. Development to be carried out in accordance with recommendations of the bay survey
5. PD5 - No use of flat roof areas as balcony/terrace

Informatives:

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