

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Whitley

App Ref: 201286/HOU

Address: 12 Falmouth Road, Reading, RG2 8QR

Proposals: Demolition of existing garage and construction of ground floor side extension.

Case Officer: Mr David Brett

Applicant: Smallbone

Date received (valid from): 11/09/2020

Target Decision date: 06/11/2020

1. INTRODUCTION

The proposal site is a two-storey semi-detached dwelling located on Falmouth Road, Whitley. The surrounding area is considered predominantly residential with similarly designed two storey detached and semi-detached dwellings.



1. Rear of 12 Falmouth Road. Photo provided by the agent on 13/10/2020.



2. Rear and side of 12 Falmouth Road. Photo provided by the agent on 13/10/2020.

A site visit for this application was not possible due to the Coronavirus lockdown. The agent supplied site photos on 13/10/2020. These photos were used for the purpose of determining this application.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for the demolition of existing garage and construction of ground floor side extension.

Plans considered:

- ~~Proposed Floor Plan - C33112-100~~
- ~~Existing Elevations - C33112-101~~
- ~~Proposed Floor Plan - C33112-102~~
- ~~Proposed Elevations - C33112-103~~
- ~~Site Location and Block Plans - C33112-104~~

Received on 11/09/2020

- Existing Elevations - C33112-101
- Proposed Elevations - C33112-103

- Existing Floor Plan - C33112-100
- Proposed Floor Plan - C33112-102
- Site Location and Block Plans - C33112-104

Received on 04/11/2020

3. RELEVANT PLANNING HISTORY

170621/CLP - Loft conversion with hip-to-gable roof alteration, rear box dormer, roof light, alteration to soil and vent pipe and alteration to fenestration - Application Permitted on 16/05/2017

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

10 Falmouth Road, Reading, RG2 8QR - No consultation response received.

14 Falmouth Road, Reading, RG2 8QR - No consultation response received.

Reading Borough Council, Transport - Response received on 17/09/2020

- The dimensions for the proposed replacement garage do not conform to the Council's current Parking Standards and Design SPD where it is stated that the internal dimension of a single garage is 3m x 7m; in addition to this the submitted proposed plan illustrates a door opening in to the garage from the "office" area thereby further restricting the available parking space. A reduced size garage could be considered if the opening of the door is changed and if additional parking can be provided.
- Google images would appear to show an area of hardstanding at the front of the property. Revised plans are required before this application can be fully determined.

A site notice was displayed from Wednesday 23rd September 2020, expiring on Wednesday 14th October 2020. No responses have been received.

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

H9 House Extensions and Ancillary Accommodation

H10 Private and Communal Outdoor Space

SPG/SPD

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, 12 Falmouth Road is a two storey semi-detached dwelling with a single storey rear extension. The front elevation is all that is left of the existing garage, with the rear and side elevations having been demolished. The existing ground floor rear extension (depth of 3.4m) does not appear to have planning permission, or have been granted prior approval by the LPA. It appears from Building Control records that building works (for instance, building or engineering works) were substantially completed more than four years before the date of this application, with a record of site inspections being conducted in 2014.

The proposed development consists of a single storey wraparound extension, incorporating the existing ground floor rear extension. The side and rear aspect of the proposed extension has a depth of 10.5m, with a width of 2.8m to the front elevation, and a width of 2.5m at the rear elevation. The plot at 12 Falmouth Road has a rear garden than is narrower than the front garden, hence the deduction in width to the rear of the extension. The ground to eaves height to the front elevation of the proposed side and rear extension is 2.4m, with a ground to eaves height of 2.2m to the rear elevation. The maximum height of the proposed extension is 3.8m.

The front elevation of the proposed side extension features a false pitched roof, that continues along the existing pitched porch roof. The proposed storage and office features a flat roof, while the rear extension aspect of the proposal features a pitched roof that continues the roof arrangement of the existing ground floor rear extension.

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. The proposed arrangement of doors and windows is considered acceptable. Single storey wraparound extensions of the size, scale and location proposed are considered characteristic of the surrounding area, with existing examples at 6 and 17 Falmouth Road.

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:

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

The proposed development is not considered to have a detrimental impact on the living conditions at 14 Falmouth Road. While the proposed side and rear extension to the side boundary at 14 Falmouth Road and has a depth of 3.3m from the original rear elevation of the dwellinghouse, there would not be a loss of light to habitable rooms at number 14 due to the existence of a single storey rear extension. The proposed development is also not considered overbearing to number 14.

With regard to the adjoining neighbouring property at 10 Falmouth Road, the proposed single storey rear and side extension is not considered to detrimentally impact the living conditions at number 10. The proposed development would be largely obscured by the existing 3.4m rear extension at number 14, as a result, the proposed rear and side extension is not considered overbearing or result in a loss of light to number 10.



3. Aerial photograph of 12 Falmouth Road. Note the two storey side extension at 10 Falmouth Road had not been constructed at the time this photograph was taken. Image retrieved from Google Maps on 02/11/2020.

No other nearby occupier is considered to be significantly impinged by the proposed development in relation to any amenity consideration.

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 3.3m is considered to allow for an appropriate amount of private outdoor space in the rear garden.

7.4 Transport

The revised plans now demonstrate that the space that was originally a proposed garage is now proposed as a storage room. In accordance with the Revised Parking Standards SPD, it has been demonstrated on the plans that there is sufficient on-site parking for two vehicles. Two on site vehicle parking spaces is a requirement within the Revised Parking Standards SPD for a 3 bedroom dwelling within zone 3.

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:

- Proposed Elevations - C33112-103
- Proposed Floor Plan - C33112-102
- Site Location and Block Plans - C33112-104

Received on 04/11/2020

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