

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Thames

App Ref: 200602/HOU

Address: 43 Oakley Road, Reading, RG4 7RN

Proposals: First floor side extension above existing single storey extension.

Case Officer: Mr David Brett

Applicant: Mr Robert Gorman

Date received (valid from): 25/04/2020

Target Decision date: Originally 20/06/2020, with an extension of time subsequently agreed until 10/07/2020

1. INTRODUCTION

The proposal site located on Oakley Road, Caversham. The proposal dwelling as existing is a three-bedroom red brick semi-detached dwelling with PVC windows. Oakley Road slopes from west to east; consequently, 45 Oakley Road is at a lower elevation than 43 Oakley Road, with 120 Blenheim Road being at a higher elevation than 43 Oakley Road. The surrounding area is predominantly residential with a mix of similarly sized semi-detached and detached dwellings. An allotment is situated east of the proposal site, Caversham Cemetery is also south east of the proposal site.

A site visit for this application was not possible due to the Coronavirus lockdown. The applicant supplied site photos on 16/06/2020. These photos were used for the purpose of determining this application.



1. Existing front elevation - 43 Oakley Road



2. Existing Rear Elevation - 43 Oakley Road



3. Existing rear elevation in relation to side boundary at 120 Blenheim Road.



4. Existing rear elevation in relation to side boundary at 45 Oakley Road.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a first-floor side extension above existing single storey extension. The existing single storey side extension was approved on 28/07/2014 as part of planning application 140856.

Plans considered:

- ~~Proposed First Floor Plan - GORMAN-0420-01~~
- ~~Proposed Elevations - GORMAN-0420-02~~
- ~~Existing Plans & Elevations - GORMAN-0420-03~~
- ~~Section A-A - GORMAN-0420-04~~
- ~~Block & Location Plans - GORMAN-0420-05~~

Received on 25/04/2020

- Proposed First Floor Plan - GORMAN-0420-01-REV B
- Proposed Elevations - GORMAN-0420-02-REV B
- Existing Plans & Elevations - GORMAN-0420-03
- Section A-A - GORMAN-0420-04-REV B
- Block & Location Plans - GORMAN-0420-05-REV B

Received on 09/06/2020

- ~~Preliminary Bat Roost Assessment~~

Received on 22/06/2020

- Preliminary Bat Roost Assessment & Emergence Survey

Received on 03/07/2020

3. RELEVANT PLANNING HISTORY

140856 - Single storey side extension (amended description) - Application Permitted on 28/07/2014

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

45 Oakley Road, Caversham, Reading, RG4 7RN - No response received.
116 Blenheim Road, Caversham, Reading, RG4 7RR - No response received.
118 Blenheim Road, Caversham, Reading, RG4 7RR - No response received.
120 Blenheim Road, Caversham, Reading, RG4 7RR - No response received.

Ecology - Response received on 17/06/2020

- Confirmation that a bat survey was required to support this application

Ecology - Response received on 22/06/2020

- Confirmation that the preliminary bat roost assessment was appropriate. Also confirmed that an emergence survey was required to supplement the preliminary findings.

Ecology - Response received on 07/07/2020

- Confirmation that the preliminary bat roost assessment and emergence survey report is appropriate. Therefore no objections to the application on ecology grounds.

A site notice was displayed from 17th May 2020, expiring on 7th June - 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

EN12 Biodiversity and the Green Network

SPG/SPD

A Design Guide to House Extensions SPG (2003)

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.*
 - In terms of the height and scale of the proposed single storey side extension; the roof is set down from the existing roof, the front elevation is also set back from the existing dwelling by 300mm. The setting down and back of the proposal is considered to contribute positively to the subservient appearance of the proposal in relation to the existing dwelling and the semi-detached pair of 41 and 43 Oakley Road. The design of the proposed first floor side extension is considered acceptable in relation to guidance on side extensions specified in A Design Guide to House Extensions SPG (2003).
 - The proposed first floor side extension is to be constructed within the existing curtilage of the ground floor side extension, which was approved under planning application 140856. The proposal would not increase the footprint of 43 Oakley Road on the proposal site.
 - Overall, the proposal is considered acceptable in terms of size and scale and contributes positively to the character and appearance of the existing dwelling.
- *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.*
 - The materials proposed for the first floor side extension have been specified in the plans to match the existing dwelling, this is relation to brickwork, roof tiles, and windows. The arrangement of windows is considered appropriate in relation to the existing window arrangement at 43 Oakley Road. The proposed windows to the rear and front elevations of the proposal line up with the existing ground extension windows. The style of windows selected within the first floor windows also compliment the existing ground floor side extension windows.

- The proposal is not considered to infringe on the existing building line to the front or the rear of 43 Oakley Road, as the proposal would not increase the depth of or protrude forward from the existing built form at 43 Oakley Road.
- This proposal is considered characteristic of the surrounding area, as other dwellings along Oakley Road feature two storey side extensions. Overall, the proposal is not considered to detrimentally impact the character and appearance of the street scene to the point of refusal for this application.

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*
 - Due to the siting and orientation of 43 Oakley Road, the proposal is not considered to have a detrimental impact on neighbouring properties in terms of loss of privacy, sunlight, harm to outlook, or appear overbearing.
 - Due to the siting of the proposed side extension, it is considered that the proposal would not detrimentally impact the living conditions at 41 Oakley Road.
 - With regard to the impact of the proposal on 120 and 122 Blenheim Road; both of these properties are at a higher elevation than the proposal site. A single window is proposed on the side elevation at first floor level. The separation distance between the proposed first floor side extension and 120 and 122 Blenheim Road is such that the proposal would not detrimentally impact the living conditions at these properties. Notwithstanding that, and also bearing in mind the garages (which could be subject to separate future applications to develop - to clarify, there is no indication that this would be the case), it is considered reasonable and necessary to include a condition specifying that no additional openings shall be added onto the side elevation without a separate permission in the future. In any event the first floor side elevation window (serving a bathroom) is shown on the elevation plan to be obscure glazed to protect amenity; the obscure glazing within the window will be secured via condition too.

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. As the size of the private outdoor space will still be larger than the usable floor space of the dwelling on the ground floor.

7.4 Ecology

Due to the works proposed to the roof of 43 Oakley Road, it was required that a bat survey be carried out to determine whether or not the proposal would have an acceptable impact to any roosting bats. A preliminary bat roost assessment and emergence survey report was submitted to support this application on 3rd July 2020. The report concluded that the risk of bats being affected by the proposal is minimal. The report also does not recommend any alteration to latest plans to accommodate bats. The RBC Ecology consultant has confirmed agreement with the report submitted, with no further assessment or conditions required.

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:

- Proposed First Floor Plan - GORMAN-0420-01-REV B
- Proposed Elevations - GORMAN-0420-02-REV B
- Section A-A - GORMAN-0420-04-REV B
- Block & Location Plans - GORMAN-0420-05-REV B

Received on 09/06/2020

- Preliminary Bat Roost Assessment & Emergence Survey

Received on 03/07/2020

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.

M3: Materials (As Specified)

The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and/or application forms unless otherwise agreed in writing with the Local Planning Authority.

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.

PD2 NO NEW OPENINGS

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) no windows/ openings, other than those shown on the approved plans, shall at any time be placed in the first floor west (side) elevation of the extension hereby permitted without the grant of a separate planning permission from the Local Planning Authority.

REASON: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

PD3 OBSCURE GLAZING

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the proposed west side elevation window at first floor level shall be top openable above 1.7m as a minimum when measured from the floor level of the respective rooms, and glazed with obscure glass before occupation of the development hereby approved and shall be permanently maintained as such.

REASON: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

11. INFORMATIVES

IF1: Positive and Proactive Working - approval

The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the agreed extended timescale for the decision to be issued.

IF5: Terms

Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

IF6: Building Control

Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

IF7: Complaints about construction

Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

IF8: Encroachment

During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at: www.communities.gov.uk/publications/planningandbuilding/partywall