

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Whitley

App Ref: 201000/HOU

Address: 82 Ambrook Road, Reading, RG2 8SW

Proposals: Single storey side and rear extension

Case Officer: Mr David Brett

Applicant: Mr L Bird

Date received: 14/07/2020

Valid from: 21/07/2020

Target Decision date: 15/09/2020

1. INTRODUCTION

The proposal site is two storey semidetached dwelling on Ambrook Road, Whitley. The surrounding area is predominantly residential and consists of similarly designed two storey semi-detached dwellings.



1. Front of 82 Ambrook Road. Photo provided by applicant on 05/08/2020.

A site visit for this application was not possible due to the Coronavirus lockdown. The applicant supplied site photos on 05/08/2020. These photos were used for the purpose of determining this application.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a single storey side and rear extension. This wraps around the side of the existing property, effectively in an L shape. The side extension would provide a garage, with the rear element providing additional habitable accommodation.

Plans considered:

- ~~Existing & Proposed Site Plans 2020-984-201~~
- ~~Existing & Proposed Block Plans 2020-984-202~~
- ~~Location Plan 2020-984-203~~
- Existing - 2020-981-101

- Proposed - 2020-981-102 D

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- Existing & Proposed Site Plans - 2020-981-201
- Existing & Proposed Block Plans - 2020-981-202
- Location Plan - 2020-981-203

Received on 21/07/2020

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

80 Ambrook Road, Reading, RG2 8SW - Response received on 11/08/2020

- Response raised concerns about the proximity of the side elevation of the proposed side extension to the side boundary at 80 and 82 Ambrook Road. Neighbour raised a concern about the impact of the proposal on any future two storey extension proposed at number 80.
- Officer response: Neighbour advised that the any application at number 80 would be assessed on its own merits and to refer to guidance within the House Extensions SPD regarding design principles. This includes maintaining any important gaps between dwellings, area context, and impact of the proposal in relation to the existing dwelling.

84 Ambrook Road, Reading, RG2 8SW - No consultation response received.

40 Ambrook Road, Reading, RG2 8SL - No consultation response received.

42 Ambrook Road, Reading, RG2 8SL - No consultation response received.

A site notice was displayed from 11th August 2020, expiring on 1st September 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

A Design Guide to House Extensions SPG
Revised Parking Standards 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.*

The proposed works consist of a single storey wraparound extension. The proposed rear extension has a depth of 2.2m, with the width of the side extension being 3.3m. The proposed wraparound extension features a flat roof. The ground to eaves height of the proposed works is approximately 2.86m, with the maximum height of the extensions being approximately 3.1m. Whilst the increase in habitable floor place at ground floor level is considerable in relation to the existing dwelling, it is considered that the size of the plot and the existing dwelling are capable of taking an extension of this size. The proposed garage would preserve the level of onsite parking and is large enough to house a vehicle parking space of 4.8m x 2.4m as per the requirements of the Revised Parking Standards SPD.

While the proposed garage is in line with the front elevation of the existing dwelling, the overall size and scale of the proposed garage is considered acceptable and would appear subservient to the existing dwelling. The proposed garage also does not extend beyond the existing building line between 70 and 88 Ambrook Road. The proposed development is not considered to upset the balance of the semi-detached pair of 82 and 84 Ambrook Road to the point of refusal. There are examples of attached flat roof and false hipped roof garages and side extension on Ambrook Road, as a result the proposed side extension is not considered out of character with the surrounding area.

The doors and windows of the proposed development have been specified to match the existing dwelling. The walls, however, have been specified within the application form to be constructed of brick block cavity (rendered block). The applicant was asked to justify the choice of materials in this instance and why the walls have not been specified to match the existing dwelling. The justification from the applicant states matching the brickwork of the existing dwelling in the design of the proposed extension would not likely be achievable due to the aged and weathered appearance of the existing brickwork. Given the context of the surrounding area, it is considered in this instance significant enough harm would be caused by rendering the garage to the point of refusal given the scale of the development. There are also examples of different materials used in the construction of alterations and extensions that do not necessarily match the existing dwelling. As such, appearance of the proposed wraparound extension is not considered to harm the character and appearance of the surrounding area to the point of refusal.

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.*

The proposed extensions are considered not to result in a loss of biodiversity within the garden as the extensions will be constructed on an already developed parts of the site.

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 works are not considered to harm the living conditions at 80 Ambrook Road. This is due to the separation distance between habitable rooms at 80 Ambrook Road and the proposed development at 82 Ambrook Road. Overall, the proposed works at number 82 are not considered to harm the living conditions at number 80 with regards to privacy, overlooking, loss of light or harm to outlook.

Overall, the proposed works at number 82 are also not considered to harm the living conditions at 84 Ambrook Road with regards to privacy, overlooking, loss of light or harm to outlook. While the proposed rear extension would present a side elevation to the boundary at number 84, the depth and height of the proposed rear extension is considered sufficient to allow for natural light and for the proposal not to appear overbearing to the point of refusal. With regards to the impact of the proposal to both neighbours at number 80 and 84, it is noted that the extension would comprise a flat roof; although there is no indication that the flat roof would be used as a terrace, it is considered reasonable and necessary to include a condition to specify that the flat roof shall not be used as a terrace unless specific permission is given (to protect neighbouring privacy). It is relevant to note that permitted development would allow the applicant to achieve a deeper and higher rear extension, in this instance the proposed development is considered subservient to the existing dwelling and appropriate in size and scale as to not harm the living conditions for neighbouring residents. With regard to the wider street scene, the proposed development is not considered overbearing or harmful to outlook.



1. Rear elevation of 82 Ambrook Road
(image supplied by applicant).



2. Aerial photo of 82 Ambrook Road
(retrieved from Google Maps on
01/09/2020)

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.

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:

- Existing - 2020-981-101
- Proposed - 2020-981-102 D

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- Existing & Proposed Site Plans - 2020-981-201
- Existing & Proposed Block Plans - 2020-981-202
- Location Plan - 2020-981-203

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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 application form 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.

PD5: Use of Roof Restricted

The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific 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 and H9 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 prescribed target 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