

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Church

App Ref: 201006/HOU

Address: 3 Alandale Close, Reading, RG2 8JP

Proposals: Two-storey side extension.

Case Officer: Mr David Brett

Applicant: Mrs C Scicluna

Date received: 14/07/2020

Valid from: 16/07/2020

Target Decision date: 10/09/2020

1. INTRODUCTION

The proposal site is a two storey semi-detached chalet bungalow featuring dormer windows to the front on Alandale Close in Whitley. The exterior of the proposal site features white render. The surrounding area is considered largely residential with similarly designed two storey semi-detached dwellings and bungalows. Alandale Close opens out on to Whitley Wood Road, which is a classified road.

A site visit for this application was not possible due to the Coronavirus lockdown. The agent supplied site photos on 02/09/2020. These photos were used for the purpose of determining this application.



1. Front/side elevation of 3 Alandale Close (photo provided by agent)



2. Rear/side elevation of 3 Alandale Close (photo provided by agent).



3. Front Elevation of 3 Alandale Close (photo provided by agent)

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a two-storey side extension on the north-west (side) elevation of the property.

Plans considered:

- Existing Ground Floor Plan - 20077.S.PP-01
- Existing First Floor Plan - 20077.S.PP-02
- Existing Elevations - 20077.S.PP-03
- Proposed Ground Floor Plan - 20077.S.PP-04
- Proposed First Floor Plan - 20077.S.PP-05
- ~~Proposed Elevations - 20077.S.PP-06~~

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- ~~Location Plan - 20069.BC-09~~
- ~~Block Plan - 20069.BC-08~~

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- Proposed Elevations - 20077.S.PP-06
- Location Plan - 20077.B.PP-09
- Block Plan - 20077.B.PP-08

Received on 02/09/2020

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

2 Alandale Close, Reading, RG2 8JP
4 Alandale Close, Reading, RG2 8JP
5 Alandale Close, Reading, RG2 8JP
6 Alandale Close, Reading, RG2 8JP
7 Alandale Close, Reading, RG2 8JP

No consultation responses have been received for this application.

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 (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.*
- *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.*
- *Does not result in a loss of biodiversity within gardens.*

The proposed development consists of a two-storey side extension, widening an existing dormer at first floor level on the front elevation. The side extension serves to create a larger kitchen at ground floor level, a larger third bedroom at first floor level, with the replacement of the existing W.C. with a cupboard and study.

The front elevation of the proposed side extension would be in line with the existing front elevation serving the kitchen and entrance hallway. The front elevation is set slightly further back from the front elevation serving the dining room, by 0.5m. The roof of the proposed two storey side extension has been set down from the existing roof by 0.35m, and increases the width of the roof by 1.6m. The width of the proposed side extension is 1.55m. The proposed works to the existing front dormer consist of widening the dormer. As a result, the first-floor dormer would be the full width of the roof. As existing, the first floor dormer appears the full width of the first roof (set in slightly from the side by 0.15m).

While the proposed side extension has not been set back from the front elevation serving the kitchen and entrance hallway, the proposed extension has been set down from the existing roof height. Due to the modest width of the proposed side extension at 1.55m, the proposed side extension is not considered to detrimentally impact the overall character and appearance of the existing dwelling or semi-detached pair of 2 and 3 Alandale Close. The proposed two storey side extension draws on the features of the existing dwelling, such as the first floor dormer in its design. The overall design of the proposed side extension is not considered to alter the character and appearance of the existing dwelling to the point of refusal.

While the House Extensions SPD recommends that two storey side extensions be set further back from the front of the original house, due to the two-storey bungalow nature of the existing dwelling, it is considered that in this instance setting the front elevation of the side extension in line with the existing front elevation is considered acceptable in order to achieve a more cohesive roof and first floor dormer design. In accordance with the House Extensions SPD, it is considered that the proposed two storey side extension has been designed to be smaller than the existing dwelling, particularly given the relatively modest width of the proposed extension. The proposed side extension is considered subservient to the existing dwelling in terms of its size, scale and design, and is sympathetic to the character and appearance of the existing dwelling in line with policy H9.

The proposed side extension would slightly unbalance the visual symmetry between the semi-detached pair if 2 and 3 Alandale Close. It is considered that the symmetry between the

adjoining dwellings is not detrimental to the point of refusal for this application given the relatively modest width of the side extension, and the roof being set down from the existing ridge. In the context of the wider street scene within Alandale Close, it is not considered that the proposed development would harm the character and appearance of the surrounding area to the point of refusal. In this instance the proposed development is considered acceptable against policies CC7 and H9 of the Reading Borough Local Plan, as the design is considered to respond positively to the local context and maintain the character and appearance of the surrounding area.

The materials used in the design of the proposed two storey side extension have been specified on the application form to match the existing dwelling.

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 two storey side extension does not include any additional openings to the side elevation of 3 Alandale Close. As a result, the proposal is not considered to harm the privacy or negatively overlook neighbouring dwellings, with particular reference to properties 4 to 7 Alandale Close (this will be secured via a compliance condition). The proposed side extension would result in the side elevation of 3 Alandale Close being closer to the rear boundaries of 4 and 5 Alandale Close. The side extension is not considered to appear visually dominant or overbearing to these properties given the separation distance between the habitable rooms at 4 and 5 Alandale Close, and the side elevation of the proposed side extension. The proposed side extension is also not considered overbearing to the existing amenity space at 4 and 5 Alandale Close.

With regard to 2 Alandale Close, the proposed extension is not considered to harm the living conditions at the adjoining neighbour due to the location of the proposed side extension in relation to habitable rooms and amenity space at 2 Alandale Close.

Overall, the proposed two storey side extension is considered acceptable against Reading Borough Local Plan policy CC8.

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:

- Proposed Ground Floor Plan - 20077.S.PP-04
- Proposed First Floor Plan - 20077.S.PP-05

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- Proposed Elevations - 20077.S.PP-06
- Location Plan - 20077.B.PP-09
- Block Plan - 20077.B.PP-08

Received on 02/09/2020

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 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.

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 north (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.

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