

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Tilehurst

App Ref: 201522/HOU

Address: 36 Elmstone Drive, Reading, RG31 5NU

Proposals: Ground floor side and rear extension for additional living room, utility and garage.

Case Officer: Mr David Brett

Applicant: Mr Robert Symons

Date received (valid from): 29/10/2020

Target Decision date: 29/01/2021, decision date extended from 24/12/2020.

1. INTRODUCTION

The proposal site is a two-storey semi-detached dwelling located on Elmstone Drive, Tilehurst, on the junction with Hazelwood Close. The surrounding area is considered predominantly residential with similarly designed two storey detached and semi-detached dwellings.



1. Front of 36 Elmstone Drive. Photo provided by the agent on 13/11/2020.



2. Front and side of 36 Elmstone Drive. Photo provided by the agent on 13/11/2020.

A site visit for this application was not possible due to the Coronavirus lockdown. The agent supplied site photos on 13/11/2020. These photos were used for the purpose of determining this application.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks a single storey rear and side extension, and a single storey side extension to serve as a garage. The creation of a new driveway access is also proposed to provide access to the garage.

Plans considered:

- Site Location Plan - 632-01-00
- Block & Roof Plan As Existing - 669-02-00
- Site Plans As Existing - 669-02-01
- ~~Site Plan As Proposed - 669-02-10~~
- Floor Plans As Existing - 669-03-00
- Floor Plans As Existing - 669-03-01
- ~~Floor Plans As Proposed - 669-03-10~~
- ~~Floor Plans As Proposed - 669-03-11~~
- Elevations As Existing - 669-05-00
- ~~Elevations As Proposed - 669-05-10~~

Received on 29/10/2020

- ~~Site Plan As Proposed - 669-02-10 P1~~
- ~~Landscaping Plan As Proposed - 669-02-11~~
- ~~Floor Plans As Proposed - 669-03-10 P1~~
- ~~Floor Plans As Proposed - 669-03-11 P1~~
- ~~Elevations As Proposed - 669-05-10 P1~~

Received on 23/12/2020

- Site Plan As Proposed - 669-02-10 P2
- Landscaping Plan As Proposed - 669-02-11 P2
- ~~Floor Plans As Proposed - 669-03-10 P2~~
- Floor Plans As Proposed - 669-03-11 P2
- Elevations As Proposed - 669-05-10 P2

Received on 22/01/2021

- Visibility Splays As Proposed - 669-02-12

Received on 26/01/2021

- Floor Plans As Proposed - 669-03-10 P2

Received on 28/01/2021

Revised plans were submitted during the course of the application to address initial planning officer, transport officer and natural environment officer concerns.

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

4.1 The following addresses were consulted by letter.

38 Elmstone Drive, Tilehurst, Reading, RG31 5NU - No response received.

1 Hazelwood Close, Tilehurst, Reading, RG31 5NX - No response received.

Reading Borough Council, Transport - Response received on 21/11/2020

- *A new garage is proposed, however google images do not illustrate a dropped crossing. It should also be noted that a dropped crossing would not be permitted where it is too close to a junction. If a new dropped crossing is proposed this will need to be illustrated on plan and visibility splays of 2.4m x 43m provided.*
- *Google images also show a grass verge outside the property, the introduction of a new dropped crossing will result in the partial loss of the grass verge, the extent of this loss will need to be confirmed. Any works on the public highway which includes grass verges will require a license from the Highways Department.*
- *It is noted that the garage dimensions do not conform to the Councils current Parking Standards, however the submitted site plan illustrates a further 2 parking spaces in the front garden area of the property, in this case dimensions of the garage can be accepted.*
- *Revised plans are required before this application can be fully determined.*

Reading Borough Council, Transport - Response received on 28/11/2020 upon review of 'Visibility Splays As Proposed - 669-02-12' plan

- *I did have some concerns with the fact that the access is within 10m off the Junction with Hazelwood as policy would require 10m distance, however in this instance we can accept the proposed layout and access arrangements as it is not interfering with the radius of Hazelwood and there is low traffic flow on Hazelwood.*
- *A license will be required to undertake the works on the public highway; previous application (674544 as demonstrated on plan 669-02-12) submitted has expired and therefore a new application will need to be submitted.*

Reading Borough Council, Trees - Response received on 10/11/2020

- *The application at 36 Elmstone Drive proposes a considerable wrap-around single storey ground floor extension, the footprint of which is similar to, if not in excess of, that of the original dwelling. This would result in the loss of a substantial area of garden space and soft landscaping from the rear garden and result in the dwelling almost directly abutting the pavement in Hazelwood Close.*
- *The Existing Site plan (drawing no. 02-01) shows the location of the 3 'hedges' to be felled as well as a retained hedge lining the Eastern boundary of the site - none of these are of particular merit.*
- *Given the significant changes (loss) to the share of soft landscaping and green 'hedges', I suggest an equally extensive and comprehensive landscaping plan to be designed, as compensation. North side and front garden street perspectives of the completed development should be soften by suitable tree or hedge planting. At least 3x trees or full frontage hedge would be enough to compensate. It is however, despite planting indicatively shown on the proposed elevations, difficult to appreciate how planting could feasibly be included between the north elevation of the extension and the boundary - lessening the width of the extension (which you may consider necessary in planning terms) would allow greater space for landscaping here and better maintain the current feel of the plot.*

Reading Borough Council, Trees - Response received on 25/01/2021 upon review of 'Landscaping Plan As Proposed - 669-02-11 P2'

- *With reference to 'Landscape Plan As Proposed drawing 02-11 P2', the indicative landscape scheme is now, indeed, a positive aspect of this application, in light of the provisioned planting. I note the street scene will ultimately be considerably improved when the frontage trees have matured.*
- *We have no further comments with regards to natural environment principles.*
- *Condition recommended for a scheme of hard and soft landscaping to be submitted to and approved in writing by the Local Planning Authority prior to first use of the approved extensions.*

A site notice was displayed by the applicant from Saturday 7th November 2020, expiring on Saturday 28th November 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

EN14 Trees, Hedges and Woodland

H9 House Extensions and Ancillary Accommodation
H10 Private and Communal Outdoor Space
TR3 Access, Traffic and Highway-Related Matters
TR5 Car and Cycle Parking and Electric Vehicle Charging

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.*

The proposed development seeks a single storey rear and side extension, and a single storey side extension to serve as a garage. The creation of a new driveway access is also proposed to provide access to the garage.

The rear and side extension as proposed has a depth of 3m, and a width of 8.1m, extending 1.6m from the existing side elevation. The ground to eaves height of the proposed ground floor rear and side extension is 2.1m, features a pitched roof, with a maximum height of 3.4m. The ground floor rear and side extension extends to the side boundary at number 38 Elmstone Drive. Two roof lights are proposed, with the rear elevation featuring bifold patio doors, and a window serving the proposed bathroom.

The proposed side extension has a width of 4.4m, and a depth of 6.2m. The front elevation of the side extension is set back from the existing front elevation of the main house by 0.9m. The ground to eaves height of the proposed side extension 2.2m, features a pitched roof, with maximum height of 3.4m. One window is proposed to the rear elevation of the side extension, with a garage door proposed to the front elevation.

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. The width of the garage, however, is considered at the limit of acceptability due to the width in comparison with the main house. It is noted that this element has been reduced during the course of the application following initial officer concerns. 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.

Although the applicant has specified that the side extension as a garage, in line with Policy H9 it is conceivable that the extension could fairly simply be altered (largely with internal alterations that do not require planning permission) to form ancillary accommodation or a separate dwelling. The footprint of the side/rear extension could introduce self-sufficient facilities, have its own front door and potentially have its own external facilities owing to the corner plot context. In this scenario it is therefore considered reasonable and appropriate to include a restrictive condition detailing the extension shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling.

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 38 Elmstone Drive. While the proposed side and rear extension is to the side boundary at 38 Elmstone Drive and has a depth of 3m from the original rear elevation of the dwellinghouse, there would not be a significant loss of light to habitable rooms at number 38 due to the proposed ground to eaves height of the extension and the orientation of the numbers 36 and 38. The proposed development is also not considered to be significantly overbearing to number 38. The proposed side extension is not considered to detrimentally impact the living conditions at number 38 due to the location of the proposed side extension in relation to habitable rooms and the rear garden at number 38.

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 3m is considered to allow for an appropriate amount of private outdoor space in the rear garden.

7.4 Transport

Concerns had been raised by Reading Borough Council Transport regarding this application. The concerns were to the proposed driveway at 36 Elmstone Drive. Plans demonstrating the proposed dropped kerb and visibility splays have addressed concerns raised by Transport regarding highway safety to vehicles, pedestrians and residents along Elmstone Drive and Hazelwood Close in accordance with policies TR3 and TR5 of the Reading Borough Local Plan. Compliance conditions are recommended in relation to the parking spaces and vehicular access.

7.5 Landscaping

To allow for the proposed development, three low level hedges are to be removed and relocated. Concerns were initially raised by the Reading Borough Council Natural Environment Officer as to how the proposals would compensate for the loss of planting and soft landscaping. A landscaping plan (669-02-11 P2) was submitted to address these concerns. As demonstrated on the landscaping plan, several Hornbeam trees are proposed to the rear of the garden. shrub planting is proposed to the side boundary fronting Hazelwood Close. Sweet Gum and Lime trees are proposed to the front garden. The proposed landscaping is considered to soften the appearance of 36 Elmstone Drive from the highway, in particular, soften the appearance of the proposed garage from the side elevation. The proposed landscaping plan is considered in accordance with policy EN14 of the Reading Borough Local Plan. However, it lacks full detail at this juncture, so further details will be secured via a pre-occupation condition.

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 subject to conditions.

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:

- Site Location Plan - 632-01-00

Received on 29/10/2020

- Site Plan As Proposed - 669-02-10 P2
- Landscaping Plan As Proposed - 669-02-11 P2
- Floor Plans As Proposed - 669-03-11 P2
- Elevations As Proposed - 669-05-10 P2

Received on 22/01/2021

- Visibility Splays As Proposed - 669-02-12

Received on 26/01/2021

- Floor Plans As Proposed - 669-03-10 P2

Received on 28/01/2021

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.

L1: Landscaping Small Scale (To Be Approved)

Prior to first occupation/use of the extension hereby approved, a scheme of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall specify means of treatment for hard surfaced areas, means of enclosure including mammal gaps where appropriate, specify species, planting sizes, spacing and numbers of trees/shrubs to be planted (including replacement trees and tree pit specifications where

appropriate, and must include a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s) or in accordance with a timetable agreed in writing with the Local Planning Authority. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

REASON: In the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

DC1: Vehicle Parking (As Specified)

The extensions hereby permitted shall not be occupied until all vehicle parking space(s) have been provided in accordance with the plans hereby approved. The space(s) shall be kept available for parking at all times thereafter.

REASON: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

DC3: Vehicle Access (As Specified)

No extensions hereby permitted shall be occupied until the vehicle access serving it has been constructed in accordance with the plans hereby approved.

REASON: In the interests of road safety in accordance with Policy TR1 and TR3 of the Reading Local Plan 2019.

PD6 ANCILLARY DOMESTIC USE

The extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling known as 36 Elmstone Drive, Reading, RG31 5NU.

REASON: To accord with the terms of the application, and to ensure that separate occupation of the extension/building would not detract from the amenities or living conditions of neighbouring residential properties (or the character of the locality) in accordance with Policy H9 of the Reading Borough Local Plan 2019.

11. INFORMATIVES

Standard Informatives

IF3

I24

I29

New Highways Licence required

A license will be required to undertake the works on the public highway; previous application reference 674544 has expired and therefore a new application will need to be submitted to Highways.