

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 201031

Address: 11 Oak Tree Road

Applicant: Mr Alastair Frith

Proposal: Rear two storey extension, with single storey side extension

Agreed Target date: 24/09/20

Case Officer: Connie Davis

Site Description and Surrounding Area:

The application site is a detached two-storey dwelling located on the southern side of Oak Tree Road. It is finished with brick at ground floor level. The property has an attached garage.

The surrounding area is residential and comprises of detached and semi-detached properties.

The application site is not listed, nor in a conservation area.

Proposal:

Planning permission is sought a two-storey rear extension and a single storey side extension.

Two storey side extension

It would extend the entire width of the main house, have a depth of 5.4m, a maximum height of 7.6m and an eaves height of 4.6m. It would have a double gable. The extension would be set off the boundary with no 15 Oak Tree Road by 4m and off the boundary with no. 9 by 5m.

Single storey side extension

The extension would be set back from the front elevation by 1.8m and run the entire width of the main house and level off with the rear extension. The existing garage is to be demolished and replaced with the addition of a gym. The extension would have a flat roof and extend to the boundary with no. 9.

Materials are proposed to be in keeping with the main house; red brick and white render.

Plans Considered:

PL-01 - Location Plan

PL-03 - Existing and Proposed Block Plan

PL-04 - Proposed Site Plan

Received 17th July 2020

PL-05 Rev A - Existing Floor Plans RevA

PL-06 Rev A - Existing Elevations RevA

PL-08 Rev A - Proposed Floor Plans RevA

PL-09 Rev A - Proposed Elevations RevA

Received 11th August 2020

Relevant Planning History:

None.

Consultation Responses:**Internal Consultees**

Transport - No objections

Ecology - No objections

External Consultation

The following addresses were formally consulted via letter on 30/07/20:

9, 15 and 18 Oak Tree Road
4 Western Oaks

A site notice was also sent to the agent on 30/07/20.

Two letters of objection have been received relating to the following matters:

- Loss of natural light to kitchen windows at 15 Oak Tree Road
- Cast shadow onto patio of no. 15 Oak Tree Road
- Loss of privacy from proposed bathroom window, overlooking/ loss of privacy from proposed velux windows
- Reduction in light to dining room window of 18 Oak Tree Road
- Loss of view from the dining room window of 18 Oak Tree Road (*views are not a material consideration in the planning process so cannot be considered*)

Officer comment: *The above matters will be discussed in the appraisal of the report unless otherwise stated*

- Planting will receive less access to sunlight
- Planning application for a single storey rear annex at 15 Oak Tree Road was refused but was smaller in scale than that proposed under this application

Officer comment: *In relation to the two points above - the amount of sunlight plants receive is not a material consideration in the planning process. In addition, all planning applications are assessed on their own merits. A refusal of one scheme does not automatically result in a refusal of another. Each proposal is assessed on a case by case basis.*

Furthermore, an observation has been received (although not an objection to the proposal). The following matters were raised:

- Concern over vehicle parking during construction

Officer comment: *An informative will be attached reminding the applicants of due care during the construction process. Should any further concerns be raised on this matter, please contact the RBC Transport Department. The proposed scheme is not considered large enough to warrant a Construction Method Statement needing to be required.*

Discussions with applicant/ agent

- Bat survey required
- The case officer did advise that the proposed depth of the two storey extension is above the dimensions specified in the Design Guide SPD, however on fine balance, it was considered that the proposal was acceptable

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.

Relevant Planning Policy and Guidance

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

National Planning Policy Framework;
National Planning Policy Guidance;

Reading Borough Local Plan (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
TR3 Access, Traffic and Highway-Related Matters

Supplementary Planning Guidance - A Design Guide to House Extensions (2003)

Appraisal Checklist

H9 states: An extension to a house will be acceptable where it:

- A. Respects the character of the house in terms of scale, location, materials and design;

To assess this, the following has been considered - would the proposal:

- Detract from the appearance of the original building through the use of ill-matching materials and by not fitting in with the design, scale and proportions of the original building; **NO, the side extension would be suitably set back from the**

front elevation to appear subservient. The design and roof forms of the extensions are in keeping with the main house. It is acknowledged that the rear extension does extend to a greater depth than advised in the Design Guide SPD (it would have a depth of 5.4m whereas the SPD aims to limit this to 4m), however this is considered acceptable in this specific case due to the appropriate design and relationship with neighbouring properties, as discussed further in this report.

- Reduce the amount of usable amenity space for the property to an unacceptable degree; **NO**
 - Require the loss of trees in the garden or put significant trees at risk; **NO**
- B. 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;
- & C. Does not present an overbearing impact on neighbours or a large blank façade to public areas

To assess this, the following has been considered - would the proposal:

- Significantly reduce the amount of daylight and sunlight enjoyed by neighbouring properties; **NO**, as noted in the objections, there is concern that the extension would reduce light to neighbouring windows at no. 9 and 15 Oak Tree Road to the east and west of the site respectively.

No. 9

Concern has been raised over loss of light to this property's ground floor dining room window which is on the side elevation facing the application site. Dining rooms are habitable spaces and so do need to be considered as part of the assessment. However, this window already has reduced light access due to its position and the boundary fence. Although it is noted that the concern is light will be reduced further, the impact the proposal would have on this already poor situation is not considered to be so substantial to warrant refusal of the application. Harm already exists as part of the existing situation, but it is not considered that the extension would result in a distinct additional level of harm.

Two first floor side windows are in place which face the application site. These are believed to be bathroom windows from their size and positioning. Bathrooms are not considered habitable spaces and as such light to these windows can be reduced without detrimental impact to living conditions.

This property also has a side window in the roof space, although it is considered that this window would still receive adequate light due to its high positioning and the two storey extension being set off the boundary by 5m. In addition, this roof space appears to also be served due by a south facing roof light.

No. 15

Concern has been raised over the loss of light to two kitchen windows that face onto the application site. Kitchens are habitable spaces and so do need to be considered as part of the assessment. From photographs of the site, and looking at the floor plans of this neighbouring property, it is noted that a larger south facing kitchen window is in place. As such, it is considered that the two smaller side kitchen windows are secondary. As such, it is considered that this property's kitchen window would still receive an acceptable level of natural light.

This property also has two first floor side windows facing the application site, but these are understood to be bathroom windows. Bathrooms are not considered habitable spaces and as such light to these windows can be reduced without detrimental impact to living conditions.

With regard to the patio area being overshadowed (as mentioned in the objection), it is still considered that this space would receive an acceptable level of natural light, and that the rear plot is of a very good side so it is not considered that any limited amount of overshadowing which may occur would be so significantly harmful to warrant refusal on this basis.

- Invade the privacy of neighbouring properties through overlooking from windows or balconies; **NO**, concern was raised in the objection that no.15 Oak Tree Road that the proposed bathroom window would be visible from the side kitchen window so could result in overlooking. Bathrooms are also not considered habitable rooms and so are not considered to result in spaces that would create a loss of privacy for neighbours. Nevertheless, it will be conditioned that bathroom windows will be obscure glazed and have restricted opening. The roof velux windows are also not considered to result in overlooking due to their placement in the roof.

A bathroom window is also proposed to face onto no. 9, however this is not considered to result in overlooking, as described above.

Nevertheless, a condition will be placed on the permission that no additional side windows can be placed on either side elevation without approval from the Local Planning Authority in the interests of residential amenity.

- Detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **NO**, however it is considered necessary to remove Class A Permitted Development rights given the overall scale of the proposed scheme in relation to the host dwelling and that it would exceed the guidance for the scale of such extensions as specified in the Design Guide SPD. This means that no additional extensions could be erected without planning permission from the Local Planning Authority.
- Detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **NO**, materials are proposed to be of similar appearance to the existing property which is considered acceptable in relation to the street scene.

- D. Does not result in a loss of biodiversity within garden - **NO**

- E. Ancillary accommodation, such as granny annexes, will be acceptable where it would not be capable of operating as a separate dwelling which could be let or sold separately - **NO**

CC8: states: Development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of:

- Privacy and overlooking; **No, as discussed.**
- Access to sunlight and daylight; **No, as discussed.**
- Visual dominance and overbearing effects of a development; **No, although properties would notice an increase in bulk, the proposal is considered to be acceptable in relation to neighbouring properties and windows, as noted above.**
- Harm to outlook; **No**
- Noise and disturbance; **No**
- Artificial lighting; **No**
- Vibration; **No**
- Dust and fumes; **No**
- Smell; **No**
- Crime and safety; **No or**
- Wind, where the proposals involve new development of more than 8 storeys - **N/A.**

Other Matters

Transport

Following on from the consultation response from RBC Highways, the proposal is considered acceptable in relation to Policy TR3 of the Reading Borough Local Plan (2019). Informatives will be included.

Ecology

Following the submission and review of a bat survey, confirming there is low probability of bats, the proposal is considered acceptable in relation to Policy EN12 of the Reading Borough Local Plan (2019).

Community Infrastructure Levy (CIL)

The proposal includes the addition of more than 100sqm of new floor space and so would be CIL liable.

Conclusion

On balance, the proposed development would not be harmful to the character or appearance of the site or its surroundings and would not have a detrimental impact on the original building or neighbouring properties. As such the proposed works are considered to be in accordance with CC7 (Design and the Public Realm), CC8 (Safeguarding Amenity) and H9 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan

(2019) along with the Councils Supplementary Planning Guidance A Design Guide to House Extensions (2003).

RECOMMENDATION: GRANT PERMISSION

Conditions

1. TL1 - 3 year time limit
2. Approved plans
3. Materials as specified
4. No additional side windows to be inserted on the side elevations
5. Bathroom windows to be obscure glazed with restricted opening
6. Removal of Class A PD rights

Informatives

1. Building Control
2. Construction & Demolition
3. Terms
4. Encroachment
5. Highways
6. Do not damage the verge
7. CIL
8. Positive and Proactive

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