

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Minster
App Ref: 200491
Address: 38 Coley Avenue, Reading, RG1 6LN
Proposal: Proposed double storey side extension for additional bedroom with front and rear dormer. Side extension to be timber cladding. New First Floor side dormer to existing Bedroom in timber cladding. New detached single garage in timber cladding on existing rear driveway and via existing access.
Case Officer: Mr James Schofield
Applicant: Mr Hari Yedoti
Date received (valid from): 28th of March 2020
Target Decision date: 8th of October 2020

1. SITE DESCRIPTION

Coley Avenue is a road characterised by rows of terraces and, like number 38, one and half-storey gable ended detached dwellings. The development site itself is not within a Conservation Area, environmental protection area or high-risk flood zone.

2. PROPOSED DEVELOPMENT

The proposed development is for a two-storey side extension, side dormer and detached single garage. Plans considered:

Drawing No: 098 - Block Plan
Drawing No: 099 - Site Location Plan
Drawing No: 100 - Existing Floor Plans
Drawing No: 101 - Existing Elevations
Drawing No: 102 - Proposed Floor Plans
Drawing No: 103 - Proposed Elevations
Drawing No: 104 - Proposed Garage Details
As received 31st of March 2020

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

Neighbours

All adjoining neighbours were consulted by letter and no responses were 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 Planning Policy

National Planning Policy Framework (2019)

National Planning Practice Guidance

Reading Borough Local Plan (adopted 2019)

CC7: Design and the Public Realm

CC8: Safeguarding Amenity

H9: House Extensions and Ancillary Accommodation

SPG/SPD

A Design Guide to House Extensions SPG

7. APPRAISAL

7.1 *Principle of development*

The application seeks permission for a two-storey side extension, dormer and new detached garage to an existing residential dwelling. Such domestic works are supported in principle by Policy H9 (House Extensions and Ancillary Accommodation) of the Local Plan (2019) subject to a number of criteria ensuring the effects of such extensions and alterations respect its context and are not harmful. These considerations will be examined in more detail in the following sections.

7.2 *Character and scale*

Policy H9 'House extension and ancillary accommodation' states that "*an extension to a house or other householder development will be acceptable where it:*

- *Respects the character and appearance of the house in terms of scale, location, materials and design;*
- *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 present an overbearing impact on neighbours or a large blank façade to public areas; and*
- *Does not result in a loss of biodiversity within gardens"*

While the proposal would completely alter the house in terms of its scale, the new scale is not considered to be harmful to the character of the house or the wider area. This is due in part to the simple appearance of the dwelling, and the general diversity of housing types in the area. Furthermore, the proposed design is considered appropriate for the area while presenting no large blank façades to public areas.

The ridge of the extension is not down from that of the original dwelling as recommended by the Council's design guide. In context this is not considered necessary as the proposed extension

runs perpendicular to the existing roof line, whilst the pitch of the original roof would not offer sufficient head height if the proposed gable-ended roof with dormers were to be employed. The approach to this extension is considered preferable, and not considered harmful to the overall design or appearance of the dwelling.

The proposed detached garage is considered to be of a typical design and scale in an appropriate location for this type of plot.

As such, the proposal is considered to be in accordance with CC7 (Design and the Public Realm) and H8 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) and the Council's Supplementary Planning Guidance "A Design Guide to House Extensions" (2003).

7.3 *Amenity*

Policy CC8: Safeguarding Amenity states that alterations to a dwelling and its landscaping will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties.

To assess this, the following has been considered - would the proposal cause a significant detrimental impact to the living environment of existing or new residential properties in terms of:

- Privacy and overlooking; **NO, due to the proposal not introducing any new views of private amenity space. All new windows either face the roof of neighbouring sites or undeveloped land across the road.**
- Access to sunlight and daylight; **NO, development is not situated in areas which could impact adjacent sites.**
- Visual dominance and overbearing effects of a development; **NO, due to sympathetic siting.**
- Noise and disturbance; **NO, provided a construction condition is included to reduce the impact of the significant construction works required.**
- Artificial lighting; **NO**
- Vibration; **NO**
- Dust and fumes; **NO**
- Smell; **NO**
- Crime and safety. **NO**

Subsequent to the above analysis, in this instance and based on the sites individual circumstances, the proposed development is deemed to accord with Policy CC8 and the overbearingness considerations of Policy H9 should a construction condition be included with any permission.

7.4 *Biodiversity and sustainability*

Part 'b' of Policy EN12 indicates that all development sites should not result in a net loss of biodiversity or geodiversity, and should provide a net gain for biodiversity wherever possible through new tree planting, wildlife friendly landscaping and other ecological enhancements. These aims are supported by Policy H9 which states that an extension will only be acceptable where it does not result in the loss of biodiversity within gardens.

The proposal is not considered likely to result in a net loss of biodiversity or geodiversity. As such the proposal is considered to accord with the biodiversity and sustainability considerations of Policies H9 and EN12 of the local plan.

8. CONCLUSION

In light of the above assessment the proposal as amended is considered to accord with the requirements of the development plan. As such, the proposed development is recommended for approval subject to conditions.

9. RECOMMENDATION

GRANT

10. CONDITIONS

1. TL1 Standard time-limit
2. AP1 Standard approved plans
3. M1 Materials to match
4. Construction Hours.

APPENDIX

Site photos provided by the agent:





