

## DELEGATED HOUSEHOLDER APPLICATION REPORT

**Ward:** Peppard

**App Ref:** 200333/HOU

**Address:** 48 St. Peters Road, Reading, RG6 1PD

**Proposals:** Part single storey side and two storey side and rear extensions including modifications to entrance porch.

**Case Officer:** Mr David Brett

**Applicant:** Mr & Mrs Padbury

**Date received (valid from):** 28/02/2020

**Target Decision date:** 24/04/2020

### 1. INTRODUCTION

The proposal site is a two-storey semi-detached dwelling on St. Peters Road. The exterior appearance of the proposal dwelling is a red brick and gravel rendered façade, with an adjoining garage. 48 St. Peters Road is situated on an elevated position from the highway, with the driveway sloping towards the road. The surrounding area consists of similarly designed semi-detached dwellings.

### 2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a part single storey side and two storey side and rear extensions including modifications to entrance porch.

Plans considered:

- Existing Floor Plans & Elevations - 19-360-001
- Proposed Floor Plans - 19-360-002
- Proposed Elevations - 19-360-003
- ~~- Site & Location Plans - 19-360-004~~

Received on 28/02/2020

- Site & Location Plans - 19-360-004/A

Received on 21/04/2020

### 3. RELEVANT PLANNING HISTORY

171916 - Pre-application advice for two storey side and rear extension including modifications to entrance porch.

### 4. CONSULTATIONS

#### 4.1 *The following addresses were consulted by letter.*

46 St. Peters Road, Reading, RG6 1PD - No response received.

50 St. Peters Road, Reading, RG6 1PD - No response received.

153 Wokingham Road, Reading, RG6 1LP - No response received.

153b Wokingham Road, Reading, RG6 1LP - No response received.

Reading Borough Council Transport - Response received on Tuesday 14<sup>th</sup> April 2020

- *Google images appear to show that there is a raised garden area and some storage units (possibly for cycles) in the front garden therefore this area would need to be reconfigured to provide access to the proposed 3 off road parking spaces illustrated in submitted plans. No existing parking layout has been submitted therefore a comparison cannot be made. The drop kerb would also need to be widened to facilitate the proposed layout which would bring the access closer to the lamp column (1m distance is required*

*to be maintained) which is located outside the property. It should be noted that this has not been illustrated on submitted plans.*

- *The applicant should be advised that relocating the lamp column would have to be agreed with the Councils Highways Department and these works should be undertaken with the Council's approved contractor SSE as they have the right accreditation to do the work at the applicant's expense.*
- *Plans are required illustrating the existing provision, lamp column and access.*

## **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)**

CC8 Safeguarding Amenity

H9 House Extensions and Ancillary Accommodation

H10 Private and Communal Outdoor Space

EN15 Air Quality

TR5 Car and Cycle Parking and Electric Vehicle Charging

### **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.*
  - The proposed side extension, garage conversion and modifications to the existing porch will be visible from the highway at St. Peters Road. The proposed changes make up the alterations to the front elevation of 48 St. Peters Road.
  - The modification to the porch will take place within the existing curtilage of the porch, the porch will not increase in floor space. The front door will move slightly to the left of the porch, with the removal of the two side windows either side of the existing door. The modified porch will also feature a pitched roof.
  - The proposed garage conversion consists of the replacement of the existing garage door with a window. The proposed garage conversion will be set back from the existing garage by approximately 800mm. A false pitched roof will also feature above the converted garage.

- The proposed first floor side extension will extend 1300mm from the existing side elevation and will be set back from the existing first floor elevation. The pitched roof that serves the side elevation is also set down from the existing roof by approximately 250mm.
- The two storey rear extension has a depth of 3800mm and is set back from the side boundary to 46 St. Peters Road by 1m. The width of the proposed two storey rear extension is 4300mm.
- The proposed changes to the existing dwelling are considered appropriate in terms of size, scale and location. The plans are considered subservient to the existing dwelling and maintain character and appearance through the use of matching materials during construction.

## 7.2 Safeguarding Amenity

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 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 changes to the front elevation are considered appropriate in terms of size, scale and materials. The building line to the front of properties along St. Peters Road will not be detrimentally impacted by this proposal.
  - The selection of windows, door and arrangement to the front elevation is considered to respect the character and appearance of the existing dwelling and surrounding area. The materials selected have been chosen to match the existing dwelling, this includes red multi-facing brickwork, White Upvc window frames, and brown plain roof tiles. As a result, the proposals are considered to retain the character and appearance of the existing dwelling and surrounding area.
  - Additional architectural features include a pitched roof above the modified porch, and a false pitched roof above the converted garage. These additions are considered to preserve the character and appearance of the existing dwelling and street scene. The additional of false pitched roof to the converted garage helps to maintain symmetry to the appearance of the semi-detached pair of 48 and 50 St. Peters Road.

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 side extension features three additional first floor windows to the side elevation which look out to 46 St. Peters Road. The proposed additional windows serve the bathroom, en-suite, and laundry rooms. These windows are required to be obscure glazed to preserve the privacy of both residents and neighbours.
  - The proposed first floor side extension is set off the boundary to 46 St Peters Road by 1m. The proposed two storey rear extension is also set off the side boundary by 1m. Both these aspects of the proposal are considered not to be visually dominant or overbearing to 46 St Peters Road. A terracing effect is mitigated against by setting the first floor side extension off the boundary, preserving the character and appearance of the street scene.
  - There is considered not to be any loss of light to the gardens of neighbouring dwellings. With regard to 50 St. Peters Road this is due to the separation distance between the proposed rear extension and the garden. For 46 St. Peters Road this is due to the presence of pre-existing garage within the rear garden and a single

storey rear extension. As a result, the proposals at 48 St. Peters Road are likely to have minimal impact to the outdoor garden space at 46 St. Peters Road.

- The proposed side and rear extensions are considered not to be harmful to neighbouring residents in terms of loss of light or privacy. This is due to the separation distance between the nearest habitable rooms at 46 and 50 St. Peters Road and the proposed side and rear extensions at number 48.

### 7.3 Private and Communal Outdoor Space

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 development is to take place on an already developed part of the site. The side extension is within the curtilage of the existing garage (to be converted), the rear extension is to be constructed on the existing rear patio. As such, the proposed development is considered not to represent a loss of biodiversity within the garden to the point of refusal for this application.

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.

### 7.4 Parking and Access

Reading Borough Council Transport raised a concern about the application, and the intention to provide three onsite vehicle parking spaces as demonstrated on plan 19-360-004. The concerns relate to access to these spaces, which would require modifications to the existing driveway, kerbside and the relocation of a lamp post to accommodate access. In response to this, the applicant has provided a revised plan that demonstrates two vehicle parking spaces on site. The revised plan negates the need for driveway access to be modified. Provision for two onsite vehicle parking spaces is also in line with what is required in the Revised Parking Standards SPD.

### 7.5 Air Quality

This proposal has been considered against Reading Borough Local Plan policy EN15, as the proposal site is within an Air Quality Management Area (AQMA). As demonstrated in the policy, this proposal does not meet the requirements for an Air Quality Assessment (AQA) and is considered not enough of a detrimental impact air quality to warrant such an assessment due to the size and scale of the proposal.

## 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:

- Existing Floor Plans & Elevations - 19-360-001
- Proposed Floor Plans - 19-360-002
- Proposed Elevations - 19-360-003

Received on 28/02/2020

- Site & Location Plans - 19-360-004/A

Received on 21/04/2020

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 plans and/or application forms 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.

#### **PD3: Obscure Glazing**

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) the three proposed first floor side windows (as demonstrated on the Side Elevation of drawing 19-360-003) shall be top openable above 1.7m as a minimum when measured from the floor level of the respective rooms, and glazed with obscure glass before occupation of the development hereby approved and shall be permanently maintained as such.

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 prescribed target or 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](http://www.communities.gov.uk/publications/planningandbuilding/partywall)