

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 200486/HOU

Address: 3 Eric Avenue

Applicant: Mr Mark Hunt

Proposal: First floor extension above existing bungalow, and single storey side and rear extensions. Dropped kerb to be extended to create additional off-road parking.

Target date: 17/07/20

Case officer: Connie Davis

Site Description and Surrounding Area:

The application is a detached bungalow located on the northern side of Eric Avenue. It has an attached garage with hipped roof.

The surrounding area is residential with a mixture of styles of property; this includes two storey dwellings and bungalows, however all are detached.

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



Proposal:

Householder planning permission is sought for the addition of a first floor above the existing bungalow to create a two-storey dwelling.

The footprint of the original bungalow will remain in place although the existing conservatory is to be replaced with a brick extension extending to the same depth. Extensions are proposed at the front of the property to level the building line and become in keeping with the adjacent neighbour. The two-storey dwelling would have a maximum height of 8.5m and extend to a width of 14.3m. It would be set off the boundary with no. 5 Eric Avenue by 0.6m.

The proposed design is of a contemporary nature by way of its unbalanced pitched roof and materials. These are proposed to be render and red cedar cladding with a slate roof and aluminium windows.

Plans Considered:

HUNT-0320-08 Rev C - Block & Location Plans
HUNT-0320-01 Rev A - Proposed Ground Floor Plan
HUNT-0320-02 Rev A - Proposed First Floor Plan
HUNT-0320-03 Rev A - Proposed Elevations
HUNT-0320-09 Rev A - Neighbour at 5 Eric Avenue

Received 12th June 2020

HUNT-0320-06 - Section A-A
HUNT-0320-05 - Existing Floor Plan
HUNT-0320-04 - Existing Elevations

Received 30th March 2020

Preliminary Ecological Appraisal (Bats)

Received 14th June 2020

Relevant Planning History:

None.

Consultation Responses:**Internal Consultees**

Ecology - no objections following the submission of a suitable bat survey

Transport - no objection subject to conditions

Natural Environment - no objections subject to condition

External Consultation

The following addresses were formally consulted via letter on 15/04/20:

19, 21, 23, 25 Highdown Hill Road
5 Eric Avenue

Two representations were received and raised the following concerns:

19 Highdown Hill Road (objection)

- Loss of privacy to rear of property and rear garden (which also would decrease the property's value)

Officer comment: See appraisal. However please note that the impact a development would have on surrounding property's monetary value is not a material planning consideration. Loss of privacy is only assessed in relation to the impact it would have on living conditions of neighbouring occupiers.

5 Eric Avenue (objection and observations)

- Existing and proposed elevations are not visible online
- Loss of light to bedroom window
- Proximity of the proposed garage to the shared boundary. This is uncharacteristic of the street scene and also raises concerns over how the development would be construction, how guttering would be maintained etc.
- Proposed bathroom would overlook the bedroom window. This should be opaque and non-opening above a certain height
- Would want planning permission to specify that the single storey garage could not become two storey
- Considers that the proposed design is attractive
- Considers the proposed new driveway a welcome addition and would reduce off-street parking
- Pleased that the extension does not extend considerably into the rear garden so rear patio space will still benefit from sunlight

Officer comment: Both the existing and proposed elevations were uploaded onto the website at the time the application was submitted. Should these have not been visible for the objector, the case officer could have been contacted and provided a copy of the plans via email.

With regard to development extending above the single storey garage, this would only be allowed subject to the submission of a separate planning application which would take into account the impact on neighbouring properties.

All other concerns raised are addressed in the appraisal of this report.

Discussions with applicant/ agent

Revised plans were received address transport comments. In addition, the proposal was brought off the site boundary with no. 5 Eric Avenue by 0.6m in response to neighbour comments. A greater separation distance was advised, but that proposed was not considered so unacceptable as to warrant refusal, as discussed below.

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
EN14 Trees, Hedges and Woodland
TR3 Traffic, Access 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, it is acknowledged that the proposed alterations and extensions will ultimately change the character and style of the host dwelling, going from 1 to 2 storey. However, given that Eric Avenue does not have a distinct style of property in terms of size or appearance, the conversion from a single storey to two storey dwelling is not considered to significantly harm the impact of the surrounding area or street scene.**

- 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**, concern has been raised by no. 5 Eric Avenue regarding loss of light to a side bedroom window. To ensure that proposals will not cause a substantial loss of light to habitable rooms, a line of 45 degrees is taken from the centre of the window. The approximate location of the window was noted on the proposed plans by the case officer and a measurement taken which confirms that a line of 45 degrees was not breached to the south-west. To the north-west, the line was also not breached as the garage is only single storey level so would not be in direct conflict with the first floor window. Ground floor side windows would face onto the proposed garage, as per the existing situation.
- Invade the privacy of neighbouring properties through overlooking from windows or balconies; **NO**, within the objection raised by 19 Highdown Hill Road, concern was raised that the development would result in a loss of privacy to the rear amenity space of this property, and the placement of fenestration would result in looking into neighbouring rear windows. Policy CC8 states that a back-to-back distance of 20m is acceptable between properties so privacy of retained. The rear garden of no. 19 Highdown Hill Road is in great excess of 20m, and as such the two properties would be separated by a sufficient distance to avoid windows conflicting. In addition, the proposed development proposes several high level ground floor side windows facing the neighbouring property, however this is not considered of substantial difference to the existing situation at ground floor level (where side windows are present), especially with screening between the sites.

The above also applies to no. 21 Highdown Hill Road. Whilst this neighbour will notice the increased bulk from their amenity space, it is considered that due to the substantial garden size that the development would not be overly dominant or create a substantial feel of enclosure. The development would also be set off the boundaries with these properties on Highdown Hill Road by 1.3m.

Two first floor side windows are proposed; one facing nos. 19 & 21 Highdown Hill Road and one facing no. 5 Eric Avenue. However these would facilitate bathrooms which are not classified as a habitable room which would lead to a harmful level of overlooking to neighbouring windows. A condition will be attached to the condition requiring this window to have opaque glass and to

prevent any further side windows being inserted without separate permission from the Local Planning Authority.

A condition would also be attached preventing the flat roof of the single storey rear extension being used as a balcony or garden terrace in the interests of neighbouring amenity.

- Detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **NO**, as noted earlier in the report, Eric Avenue is comprised of a variety of properties which are constructed of various materials and finishes; namely brick, render and cladding. Examples are found at 6 Eric Avenue, and other properties such as no. 5 have been designed in a contemporary fashion. Therefore, in this specific instance, a proposal with a contemporary design, particularly by way of its unbalanced gable roof and part-cladded front elevation is considered acceptable.

Revised plans show that the proposal would be set off the shared boundary with no. 5 by 0.6m. Although the comments in the objection are noted about the character of the street scene, officers do not consider there to be a distinctly regular pattern or separation distance between properties on the avenue. As such, so long as some form of gapping is present (that shown is considered the minimum acceptable, with officers originally striving for 1m), it is not considered that this would warrant refusal of the application. An informative would be attached to the permission reminding the applicant that no part of the development (eg. guttering) should overhang neighbouring land.

- Detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **NO**, as discussed above.

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, as discussed**
- Harm to outlook; **No, as discussed**
- 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

Ecology and Natural Environment

The Ecologist confirmed that existing property may have features suitable for roosting bats. A bat survey was required to be submitted which was considered acceptable and that the likely presence of bats would be low. In terms of landscaping, details would be required to be submitted prior to occupation of the property which would be secured via condition.

Subject to the above, the proposal is considered acceptable in terms of Policy EN12 and EN14 of the Reading Borough Local Plan 2019.

Transport

The proposal entails the dropping of the kerb and provision of off-street parking.

Following the submission of revised plans, the proposal was considered acceptable from a highways perspective subject to conditions. As such, the proposal is compliant with policy TR3 of the Reading Borough Local Plan 2019.

Community Infrastructure Levy (CIL)

The proposal would be CIL liable as it would create in excess of 100 sqm of new floor space.

The existing floorspace (excluding garage) is 97.65sqm. The proposed floor space (excluding the garage) is 216.45 sqm (124.93 sqm at ground floor and 91.52 sqm at first floor). As such, the proposal would create 118.8 sqm of new floor space.

Conclusion

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. Landscaping details to be submitted
5. Vehicle parking as specified
6. Vehicle access as specified
7. Flat roof not to be used as a balcony
8. Side windows to be opaque

9. No additional side windows

Informatives

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

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Site Photographs provided by the applicant due to the Covid-19 pandemic

