

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham

App Ref: 200288/HOU

Address: 360 Gosbrook Road, Reading, RG4 8EG

Proposals: Proposed single storey rear extension, following demolition of part of the existing extensions.

Case Officer: Mr David Brett

Applicant: Mr P Maydeo

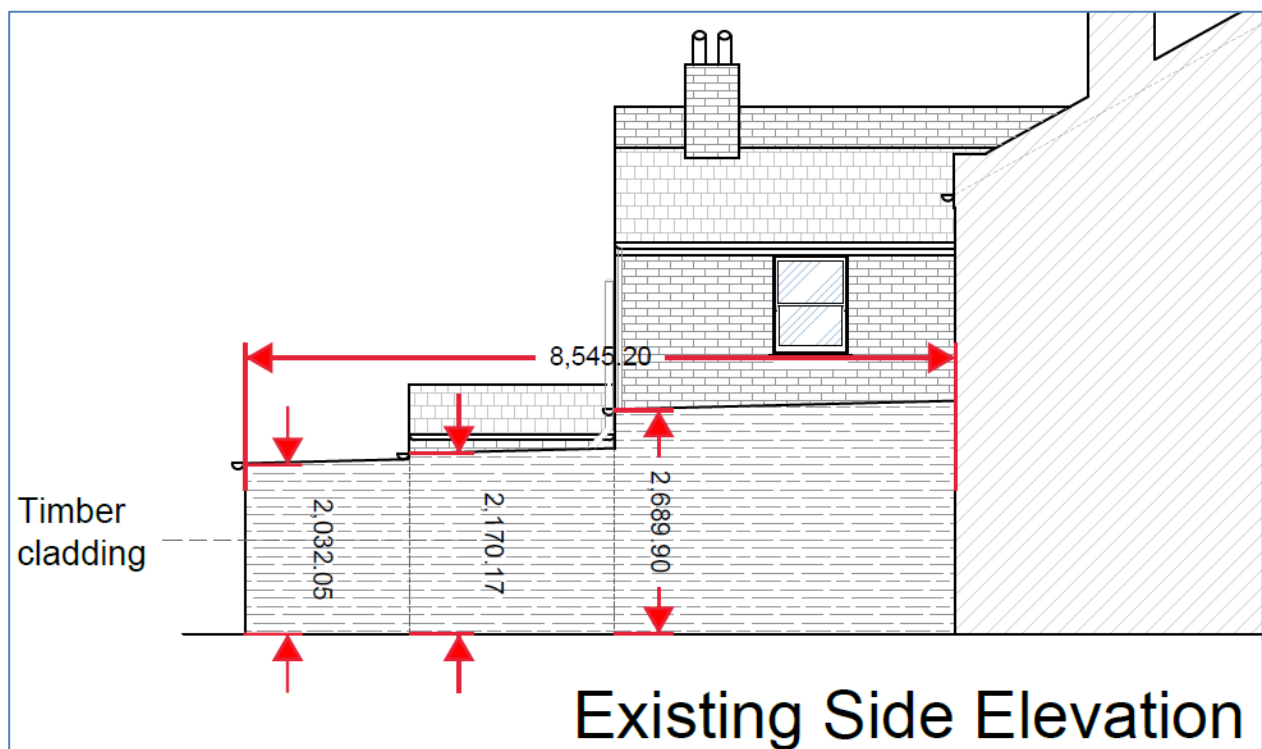
Date received (valid from): 21/02/2020

Target Decision date: 30/04/2020 - Extension of time granted on 16/04/2020 to allow for plans to be revised based on feedback. Original decision date for this application was 17/04/2020.

1. INTRODUCTION

The proposal site is terraced dwelling along Gosbrook Road, Caversham. The front elevation of 360 Gosbrook Road consists of patterned red brick, with a large bay window at the front ground floor level. Other dwellings along the terraced row along Gosbrook Road are similarly designed and have a consistent character and appearance. The area surrounding the proposal site is predominantly residential, aside from a motor repair specialist directly opposite the proposal site.

The plot at 360 Gosbrook Road is very narrow with a width of 4.3m, however the depth of the rear garden extending 35.3m from the existing single storey rear extension. The existing rear extension does not benefit from planning permission and has not been approved by the local planning authority. The depth of the existing rear extension is 8.5m, and has a staggered eaves height, ranging from 2m to 2.7m. The existing rear extension is not considered visually attractive or in keeping with the overall character and appearance of 360 Gosbrook Road.



2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a single storey rear extension, following demolition of part of the existing extensions.

Plans considered:

- Site Location Plan - 100047474
- Existing Floor Plans - 01
- Existing Elevations - 02
- Existing Block Plan - 03
- ~~- Proposed Floor Plans - 04~~
- ~~- Proposed Elevations - 05~~
- ~~- Proposed Block Plan - 06~~

Received on 21/02/2020

- Flood Risk Statement - 360 Gosbrook Road, Reading, RG4 8EG
- Flood map for planning - 360 Gosbrook

Received on 12/03/2020

- ~~- Proposed Floor Plans - 04 REV A~~
- ~~- Proposed Elevations - 05 REV A~~
- ~~- Proposed Block Plan - 06 REV A~~

Received on 08/04/2020

- Proposed Floor Plans - 04 REV C
- Proposed Elevations - 05 REV C
- Proposed Block Plan - 06 REV C

Received on 28/04/2020

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

358 Gosbrook Road, Caversham, Reading, RG4 8EG
 362 Gosbrook Road, Caversham, Reading, RG4 8EG
 New Bridge Nursery School, Montague Street, Caversham, Reading, RG4 5AU

No consultation 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)

CC8 Safeguarding Amenity

H9 House Extensions and Ancillary Accommodation

H10 Private and Communal Outdoor Space

EN15 Air Quality

EN18 Flooding and Sustainable Drainage Systems

SPG/SPD

Reading Borough Design Guide to House Extensions

7. APPRAISAL

7.1 Impact to Neighbouring Amenity

Reading Borough Local Plan policy H9: House Extensions and Ancillary Accommodation, sets out an extension to a house will be acceptable where it does not present an overbearing impact on neighbours.

However the proposed single storey rear extension extends beyond the building line for extensions that have been permitted by Reading Borough Council. It is also considered that the proposed single storey rear extension would result in a tunnelling effect to 358 Gosbrook Road. This is due to the height and depth of the proposed single storey extension. The eaves height of the proposed extension is 2.2m throughout its depth, meaning that the tunnelling effect would extend 8.86m along the boundary line. The proposed extension is also not set off the boundary, further contributing to the tunnelling effect.

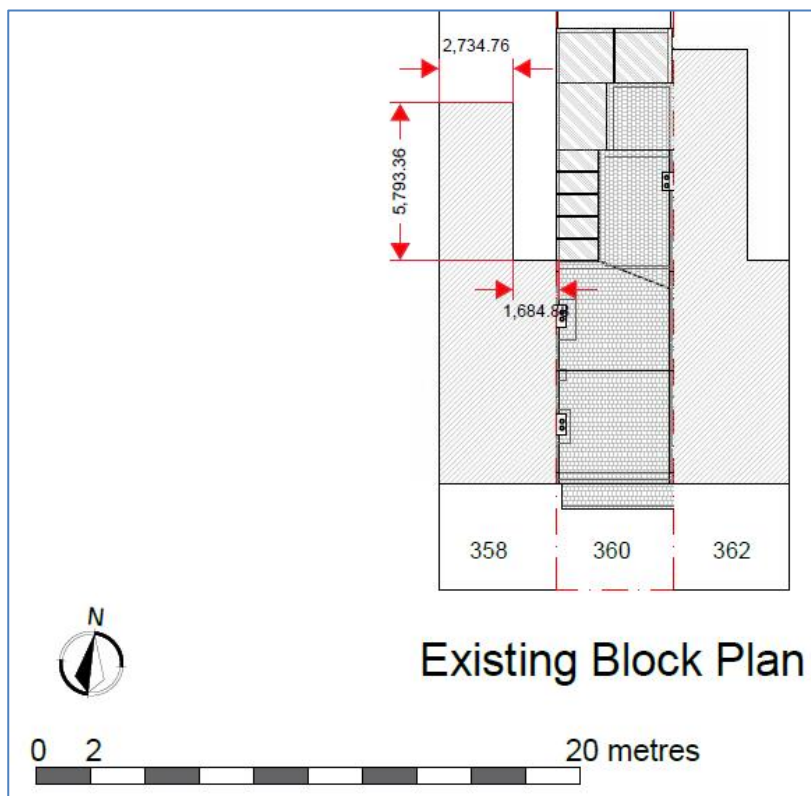
The proposed single storey rear extension represents an increase in depth from the existing single storey rear extension, which has a depth of 8.54m. The proposed increase in depth, combined with a consistent ground to eaves height of 2.2m along the side boundary is considered to create the tunnelling effect to 358 Gosbrook 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.

However as set out above the proposal is considered to detrimentally impact the living conditions at 358 Gosbrook Road. The proposal would negatively impact the outlook of habitable rooms at 358 Gosbrook Road as a result of the tunnelling effect. This is demonstrated in the site photo below, with the red circle highlighting the area that would be impacted by the tunnelling effect.



358 Gosbrook Road has a part one storey, part two storey existing side rear elevation that extends 5.8m from the rear of 358 Gosbrook Road. The side elevation is 1.68m from the side boundary to 360 Gosbrook Road. This area, as demonstrated in the image below, is the area considered at risk of suffering from a tunnelling effect as a result of the proposed rear extension at 360 Gosbrook Road.



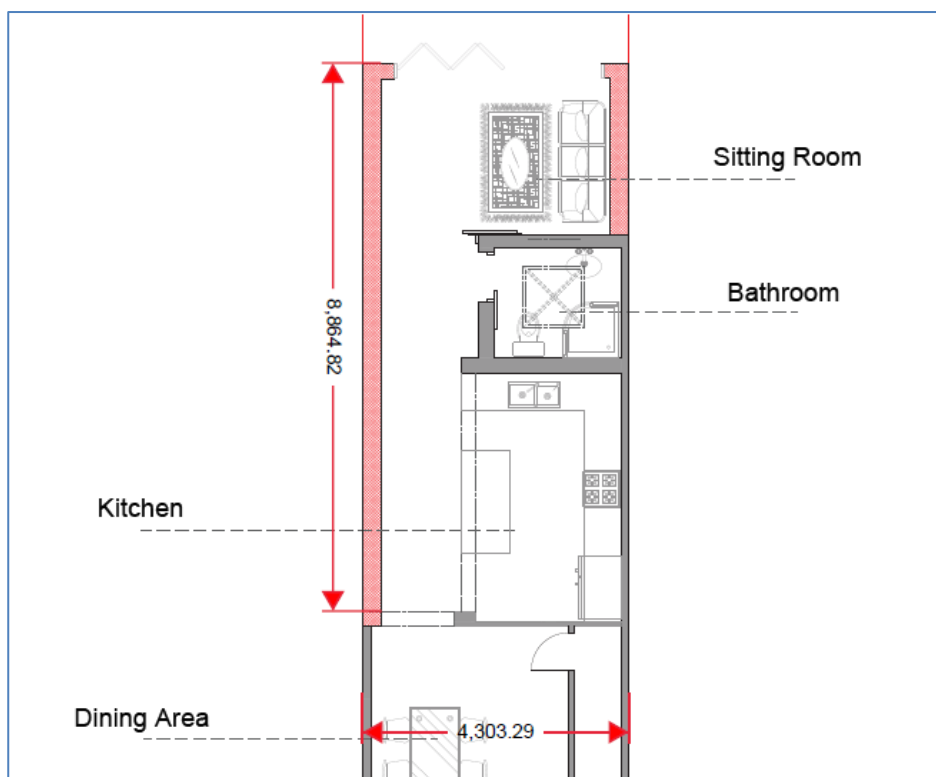
The proposed single storey rear extension is considered visually dominant to 358 Gosbrook Road due to the height and depth of the rear extension. The proposed single storey side extension is to the side boundary of both 358 and 362 Gosbrook Road respectively. 358 Gosbrook Road is considered to suffer the most from this proposal as it would harm the outlook to windows along the corridor at the boundary between 358 and 360 Gosbrook Road.

The proposed rear extension also fails to comply with guidance within A Design Guide to House Extensions SPD. A tunnelling effect (or referred to as a “shadowed alley”) would be created by the proposal due to the height and length of the proposed rear extension, combined with the proposal being set on the boundary to 358 Gosbrook Road.

7.2 Character and Appearance of the existing dwelling

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, locations, materials and design*”.

The proposed single storey rear extension has a depth of 8.86m, the existing unauthorised single storey rear extension has a depth of 8.54m. This has resulted in a proposed increase in depth by 30cm. Both sides of the single storey rear extension are at the side boundaries to 358 and 362 Gosbrook Road respectively. A single storey rear extension of this depth and width is considered an overdevelopment that detrimentally impacts the character and appearance of the 360 Gosbrook Road.



Notwithstanding this the materials selected in the design of the proposed single storey rear extension have been chosen to match the overall visual appearance of the 360 Gosbrook Road. Brickwork, roof tiles and uPVC windows have all been selected to match the existing dwelling. The proposed single storey rear extension features a pitched roof that, which consists of roof slate to match the existing dwelling, a Velux window, and sky lights. The proposed pitched roof and associated windows are considered in keeping with the character and appearance of the existing dwelling. The rear elevation of the proposed single storey rear extension consists of a 4 panel patio door, which provides access to the garden. The arrangement of windows and doors to the single storey rear extension is considered acceptable.

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 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.

7.5 Flooding

As the proposal site is within flood zones 2 and 3, it is required that a flood risk assessment report be carried out and produced to support this application. The report provided addresses every aspect of the proposal.

It is considered that the proposals will not increase the risk of flooding, or compromise the safety of the occupants or neighbours should a 1 in 100 flood occur.

8. CONCLUSION

Having regard to the material considerations and all matters raised, the Local Planning Authority considers that the balance of considerations therefore does not weigh in favour of granting planning permission.

Permission is not granted due to the following reasons:

1. Due to the height and depth of the proposed single storey rear extension adjoining the shared boundary with No 358 Gosbrook Road, it is considered that the proposal would create a tunnelling effect that would result in detrimental harm in terms of visual dominance and an overbearing effect, and harm to the outlook of habitable rooms to the rear of 358 Gosbrook Road. The proposed development is therefore contrary to policies H9 and CC8 of the Reading Borough Local Plan (Adopted November 2019), and guidance on rear extensions within the A Design Guide to House Extensions SPD.
2. The development by reason of its excessive depth from the original main dwelling is considered overdevelopment of the site, does not reflect the scale, proportions of the original property and is not considered to be subservient to the existing dwelling. The proposed development is therefore contrary to policies H9 and CC8 of the Reading Borough Local Plan (Adopted November 2019), and guidance on rear extensions within the A Design Guide to House Extensions SPD.

9. RECOMMENDATION

REFUSE

10. INFORMATIVES

IF0: Positive and Proactive Working - refusal

The Local Planning Authority has worked positively and proactively with the applicant to see if relevant concerns could be resolved to allow permission to be granted. However, that has not been possible within the prescribed target or agreed extended timescale and therefore the decision to refuse planning permission has been taken.

C00: Plans Considered

The refusal relates only to the following plans and drawings as received by the local planning authority:

Plans considered:

- Site Location Plan - 100047474
- Existing Floor Plans - 01
- Existing Elevations - 02
- Existing Block Plan - 03

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- Proposed Elevations - 05 REV C
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I14 - Pre-app Advice

This planning application was submitted without the benefit of first seeking pre-application advice from the Local Planning Authority, which can often result in the avoidance of refusal of planning permission. Please see the following link to the Council's pre-application service here:

http://www.reading.gov.uk/media/1190/Pre-Application-Enquiry-Form/pdf/Pre-app_Nov_2016.pdf