

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Minster

App Ref: 200306/HOU

Address: 5 Littlecote Drive, Reading, RG1 6JD

Proposals: Two-story rear and side extension, loft conversion and internal alterations. Proposed two-story rear and side extension with single story rear, conversion of an existing loft space to habitable living with internal alterations.

Case Officer: Mr David Brett

Applicant: Mrs Isabelle Kirk

Date received (valid from): 26/02/2020

Target Decision date: 24/04/2020

1. INTRODUCTION

The proposal site is a two storey semi-detached dwelling on Littlecote Drive. 5 Littlecote Drive is formed of red brick and hanging tile between the two bay windows on the ground floor and first floor. The property is set back from the highway in relation to 4 Littlecote Drive. There is on site parking at 5 Littlecote Drive for at least three vehicles, an adjoining garage also provides an additional parking space.

Littlecote Drive is a cul-de-sac that comprises entirely of semi-detached dwellings that are similar in design, this forms a cohesive character and appearance for the surrounding area.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a two-story rear and side extension, loft conversion and internal alterations. Proposed two-story rear and side extension with single story rear, conversion of an existing loft space to habitable living with internal alterations.

Plans considered:

- Existing Ground Floor Plan - 20012.S.PP-01
- Existing First Floor Plan - 20012.S.PP-02
- Existing Elevations - 20012.S.PP-03
- ~~Proposed Ground Floor Plan - 20012.S.PP-04~~
- ~~Proposed First Floor Plan - 20012.S.PP-05~~
- ~~Proposed Second Floor Plan - 20012.S.PP-06~~
- ~~Proposed Elevations - 20012.S.PP-07~~
- Location Plan - 20012.S.PP-08
- ~~Block Plan - 20012.S.PP-09~~

Received on 26/02/2020

- ~~Proposed Elevations - 20012.S.PP-07 REV A~~

Received on 10/03/2020

- ~~Proposed First Floor Plan - 20012.S.PP-05 REV A~~
- Proposed Second Floor Plan - 20012.S.PP-06 REV A
- ~~Proposed Elevations - 20012.S.PP-07 REV B~~

Received on 26/03/2020

- Block Plan - 20012.S.PP-09 REV A

Received on 03/04/2020

- Proposed Ground Floor Plan - 20012.S.PP-04 REV A

- Proposed First Floor Plan - 20012.S.PP-05 REV B
- Proposed Elevations - 20012.S.PP-07 REV C

Received on 23/04/2020

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

4.1 The following addresses were consulted by letter.

4 Littlecote Drive, Reading, RG1 6JD - Response received on Monday 20th April 2020.

- Resident of 4 Littlecote Drive raised the following concerns regarding this application:
 - Proximity of first floor side extension to boundary between 4 and 5 Littlecote Drive.
 - Differentiation in designs shown for the patio doors to the proposed rear extension as demonstrated on the proposed elevations (20012.S.PP-07 REV B) and proposed ground floor plan (20012.S.PP-04).
 - The guttering and drainage solution for the proposed rear extension and first floor side extension.
 - Assurances that the window to the proposed side elevation of the first floor side extension will be obscure glazed.
 - Height and scale of the proposed first floor extension resulting in loss of light and overshadowing to rear of 4 Littlecote Drive and garden.

6 Littlecote Drive, Reading, RG1 6JD - No response received.

80 Berkeley Avenue, Reading, RG1 6HY - No response received.

Reading Borough Council Transport - Response received on Thursday 2nd April 2020

- No objection, however, the following issues were raised.
 - *As a result of the side extension, the garage will be reduced in size to provide ancillary accommodation to the main dwelling, therefore the loss of a parking space.*
 - *In accordance with the Councils current Parking SPD, 2 off road parking spaces should be provided. Submitted plans do not illustrate the proposed parking layout although google images appear to show an area of hard standing at the front of the property.*

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 two storey side extension is situated above the existing garage. The side extension serves to increase the size of the existing third bedroom, and create a study that overlooks the rear of the property. An additional staircase will also be formed to provide access to the converted loft to a fourth bedroom. The proposed two storey side extension is set down from the existing highest point of the roof and set back from the existing dwelling and is considered appropriate in terms of size and scale in relation to the existing dwelling.
 - The proposed single storey rear extension has a depth of 2460mm and a width of 8737mm. The ground to eaves height of the proposed single storey rear extension is 2250mm. The overall size and scale of the proposed single storey rear extension is considered appropriate in terms of size and scale in relation to the existing dwelling.

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 two storey side extension is to be constructed using materials that match the existing dwelling. This includes a white pvc window and red brick. The window arrangement on the two storey side extension is considered appropriate in terms of maintaining the character and appearance of the existing dwelling and street scene.

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 two-storey side extension includes an additional window to the side elevation, overlooking the rear of 4 Littlecote Drive. The purpose of the window being to allow light to the staircase serving the first floor and loft. A condition will be inserted into the decision of this application stating that this window will need to be obscure glazed to prevent overlooking to 4 Littlecote Drive.
 - The proposed two storey side extension would not result in a loss of light to neighbouring properties due to the location of the side extension and the location

of 5 Littlecote Drive. 5 Littlecote Drive is situated to the north of 4 Littlecote Drive, as a result the proposed side extension will not detrimentally impact 4 Littlecote Drive in terms of overshadowing or loss of sunlight or daylight. The proposal is also considered not to conflict with policy H9, which states requires development to not present an overbearing impact on neighbours or a large blank façade to public areas.

- The proposed single storey rear extension is considered not to detrimentally impact the amenity to neighbouring residents. This is due to the modest height and scale of the proposal in relation to the existing dwelling and surrounding area.

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 single storey rear extension is considered not to result in a loss of biodiversity within the garden as the extension will be constructed on an already developed part of the garden. The proposed single storey rear extension will be situated on the existing patio.

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

The following issues were raised by the Reading Borough Council Transport Team regarding this application:

- Loss of a parking space due to the reduction in size of the existing garage. 2 on-site parking spaces need to be provided in accordance with the Revised Parking Standards SPD.
 - The applicant has provided a revised block plan which demonstrates off street parking for two vehicles. It is considered that two off street parking spaces are achievable on 5 Littlecote Drive without modification to the existing driveway access. The below image from Google Street View demonstrates 3 vehicles on the driveway at 5 Littlecote Drive (image captured in May 2012).



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.

7.6 Neighbour Consultation Response

The following concerns were raised during the consultation period for this application:

- *The proximity of first floor side extension to boundary between 4 and 5 Littlecote Drive.*
 - The proposed elevations plan demonstrated that the roof and guttering serving the first floor side extension would be encroaching the side boundary between 4 and 5 Littlecote Drive. A revised proposed elevations plan (20012.S.PP-07 REV C) was provided on 23/04/2020 rectifying this issue by setting the edge of the roof and associated guttering back within the boundary of 5 Littlecote Drive.
 - The proposed first floor side extension will be situated on top of the existing garage, as demonstrated on the proposed elevations and plans. As such, the proposals within this application will be within the site boundary of 5 Littlecote Drive.
- *The differentiation in designs shown for the patio doors to the proposed rear extension as demonstrated on the proposed elevations (20012.S.PP-07 REV B) and proposed ground floor plan (20012.S.PP-04).*
 - A revised proposed elevations plan (20012.S.PP-07 REV C) was provided on 23/04/2020 which demonstrates that the patio door to the proposed single storey rear extension will be a 4 panel bifold door. This is consistent with the patio door demonstrated on the ground floor plan (Proposed Ground Floor Plan - 20012.S.PP-04 REV A).
- *The guttering and drainage solution for the proposed rear extension and first floor side extension.*
 - A revised proposed elevations plan (20012.S.PP-07 REV C) was provided on 23/04/2020 which demonstrates the down pipes for the guttering serving the proposed side extension and proposed rear extension.
- *Assurances that the window to the proposed side elevation of the first floor side extension will be obscure glazed.*
 - The proposed window to the side elevation of the proposed first floor side extension will be obscure glazed. This will be secured through a planning condition relating to the approval of this application. The window in question will be prevented from being anything other than obscure glazed and must be maintained as such.
- *Height and scale of the proposed first floor extension resulting in loss of light and overshadowing to rear of 4 Littlecote Drive and garden.*
 - A revised first floor plan has been provided demonstrating the 45° angle to the first-floor bedroom window to the rear of 4 Littlecote Drive. It is considered that due to the orientation, situation, and separation distance between 4 and 5 Littlecote Drive that the proposal will not result in a detrimental loss of light or overshadowing to 4 Littlecote Drive. Overall, the proposals are considered compliant with policies CC8 (Safeguarding Amenity) and H9 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (Adopted November 2019).

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 Ground Floor Plan - 20012.S.PP-01
- Existing First Floor Plan - 20012.S.PP-02
- Existing Elevations - 20012.S.PP-03
- Location Plan - 20012.S.PP-08

Received on 26/02/2020

- Proposed Second Floor Plan - 20012.S.PP-06 REV A

Received on 26/03/2020

- Block Plan - 20012.S.PP-09 REV A

Received on 03/04/2020

- Proposed Ground Floor Plan - 20012.S.PP-04 REV A
- Proposed First Floor Plan - 20012.S.PP-05 REV B
- Proposed Elevations - 20012.S.PP-07 REV C

Received on 23/04/2020

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 proposed first floor side window as demonstrated on Proposed Elevations - 20012.S.PP-07 REV C 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.

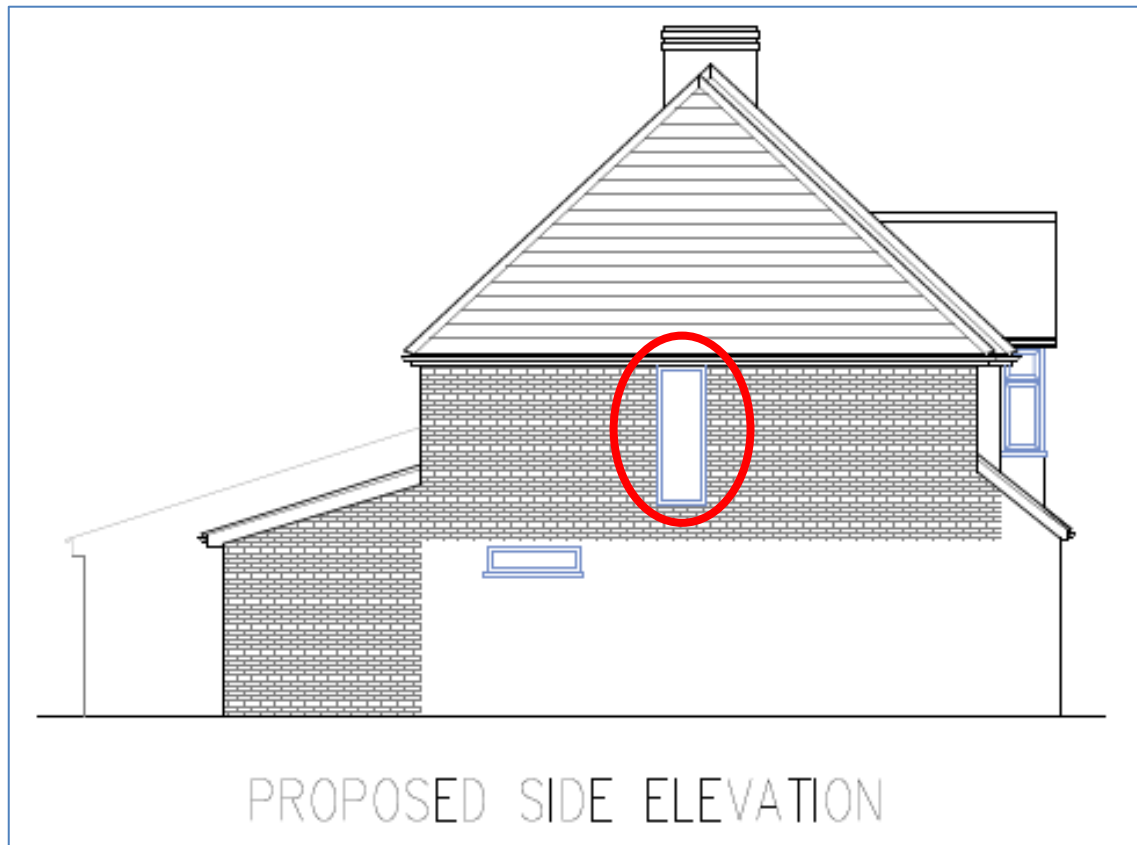


Figure 1: For the avoidance of doubt, window to obscure glazed circled in red. Screenshot taken from plan 20012.S.PP-07 Rev C

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.

IF3: Highways

- i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.
- ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.

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

I24: Do not damage the verge

You are advised to avoid the use of the grass verges for development related activity, e.g. storage of materials, due to the resulting potential harm to important street trees.