

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Thames

App Ref: 200397/HOU

Address: 61 Peppard Road, Emmer Green, Reading, RG4 8NH

Proposals: Single storey and two storey rear extension including pitched roof to existing flat roof at first floor.

Case Officer: Mr David Brett

Applicant: Mr M Holloway & Ms A Farnham

Date received (valid from): 10/03/2020

Target Decision date: 05/05/2020

1. INTRODUCTION

The proposal site is a large detached dwelling along Peppard Road, Caversham. 61 Peppard Road is set far back from the highway, and has a large driveway. The exterior of the dwelling consists of red brick, hanging tile, and pebble dashed render. 61 Peppard Road also has an attached double garage. Neighbouring dwellings consist of semi-detached builds, constructed in similar materials and styles.

61 Peppard Road is considered one of the larger dwellings along Peppard Road. Chiltern College and Caversham Preparatory School are sited opposite the proposal site. Peppard Road (B481) is considered one of the busier highways in Reading, serving traffic in and out of the town centre to the north of the Borough.

As site visit for this application was not possible due to the Coronavirus lockdown. The agent supplied site photos on 27/04/2020, the photos were taken on 31/01/2020. These photos were used for the purpose of determining this application.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a single storey and two storey rear extension including pitched roof to existing flat roof at first floor.

Plans considered:

- Existing & Proposed Plans & Elevations - 01E

Received on 10/03/2020

3. RELEVANT PLANNING HISTORY

- 970530 - Two storey side extension to provide kitchen, utility, study and double garage, with two bedrooms and two bathrooms at first floor. - Permitted on 4th November 1997

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

59 Peppard Road, Emmer Green, Reading, RG4 8NH
65 Peppard Road, Caversham, Reading, RG4 8NH
77 Balmore Drive, Caversham, Reading, RG4 8NN
78 Balmore Drive, Caversham, Reading, RG4 8NN
79 Balmore Drive, Caversham, Reading, RG4 8NN
80 Balmore Drive, Caversham, Reading, RG4 8NN

No 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

SPG/SPD

A Design Guide to House Extensions SPG (2003)

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 size and scale of the proposed part two storey, part one storey rear extension is considered appropriate in terms of size and scale in relation to the existing dwelling and the size of the rear garden.
 - Part of the ground floor rear extension extends 4.5m from the rear elevation of the existing lounge. The overall width of the ground floor rear extension is 10.2m. The maximum depth of the proposed single storey extension is 5.41m, however, this part of the extension is set back 0.87m from the furthest point of the overall depth of the proposed extension.
 - While the depth of the rear extension is longer than 4m, the depth of the garden is such that this proposal is considered acceptable. The distance between the rear elevation of the proposed rear extension and the end of the garden is at least 38m. As such, it is considered that the site area is capable of accommodating an extension of this size and depth. The depth of the proposed rear extension has been considered acceptable against the guidance within A Design Guide to House Extensions SPG (2003).
 - The depth of the first floor rear extension is 1.51m from the rear of the existing bathroom. The width of the first floor rear extension is 4.1m, resulting in an overall increase of the first floor area by 6.19m².
 - Overall the size and scale of both parts of the proposed rear extension is considered acceptable given the size and scale of the existing dwelling.

- The plans also include the formation of a pitched roof above the south west corner of the property. The addition of the pitched roof allows for visual symmetry, which complements the pitched roof above the first floor rear extension.

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 materials chosen for all aspects of this proposal have been specified to match the existing dwelling. This includes the use of red brick and roof tiles. It has not been specified within this application as to whether the doors and windows within the proposal will match existing.
 - It is considered that the arrangements of the windows and doors to all aspects of the rear extension are considered acceptable and will not detrimentally impact the character and appearance of the existing dwelling.
 - With regard to the building line to the rear of 61 Peppard Road, it is considered that the proposals respect the building line and are acceptable given the angle of the neighbouring properties along the building line. 61 Peppard Road is set forward along the building line in relation to 49 to 59 Peppard Road.
 - The proposals will see a change to the roof at the rear of the property, two pitched rooves will be at second floor level facing the rear of 61 Peppard Road. The proposed pitched rooves add symmetry to the overall design of the existing dwelling, that aids in incorporating the proposed rear extensions. The pitched rooves are considered more desirable than flat rooves, and are more inkeeping with the overall design of the existing dwelling.

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*
 - While the proposed rear extension will be close to the side boundary at 59 Peppard Road, it is considered that the proposal will not detrimentally impact the living conditions at number 59 due the height and scale of the proposal and the separation distance from the proposal and nearest habitable room at number 59. The highest point of the proposed single storey rear extension is no higher than the existing conservatory. The side elevation nearest to the boundary at 59 Peppard Road will be 0.23m closer to the boundary than the existing conservatory.
 - There are first floor windows to the side elevation at 59 Peppard Road, which look out towards the side of 61 Peppard Road. It is considered that these side facing windows will not be detrimentally impacted by the proposal in terms of loss of light, visual dominance or overbearing as a result of the conversion from flat to pitched roof to the second floor of the south west corner of 61 Peppard Road.



1. Photograph taken on 31/01/2020, supplied by agent. Red outline demonstrates side elevation windows at 59 Peppard Road



2. Image taken from Google Maps on 05/05/2020. Red outline demonstrates side elevation windows at 59 Peppard Road

- With regard to privacy and overlooking to neighbouring properties; there are not windows to the side elevations facing the boundary to number 59 Peppard Road. Likewise, the proposal does not include any additional boundary facing windows to number 65 Peppard Road. The proposal is considered not to detrimentally impact neighbouring properties in terms of privacy and overlooking.
- The overall proposal is considered subservient to the existing dwelling, and will not appear visually dominant or overbearing to neighbouring properties. It is also considered that the proposal will not detrimentally impact the outlook from neighbouring properties due the height and scale of the proposal, and the orientation of the proposal site in relation to neighbouring properties. The overall design and use of materials within the proposal is considered in keeping with the existing dwelling.

7.3 Loss of Biodiversity

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.*

- It is considered that this proposal does not represent a loss in private outdoor space that would result in the area of the related dwelling being larger than the related private outdoor space. The proposal would also not represent a loss of biodiversity to the point of refusal.

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.

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:

Plans considered:

- Existing & Proposed Plans & Elevations - 01E

Received on 10/03/2020

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.

M1: Materials (To Match)

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building.

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.

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

I12: Bats & works to roofs

Work on a loft or roof may affect bats. The applicant will need to consider protected species when planning work of this type. A survey may be needed, and if bats are using the building, a licence may be required. To view specific information regarding bats use the following link: <https://www.gov.uk/wildlife-licences>