

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Peppard

App Ref: 200121/HOU

Address: 110 Peppard Road, Emmer Green, Reading, RG4 8TH

Proposals: Two storey side extension (same as previously granted permission (070620)).

Case Officer: Mr David Brett

Applicant: Mr Fraser Nash

Date received (valid from): 27/01/2020

Target Decision date: 23/03/2020

1. INTRODUCTION

The proposal site is a large three bedroom detached dwelling on Peppard Road. The proposal site is situated near The Hill Primary School, with the rear garden backing on to the school playing fields. There is not a uniform design to the surrounding dwellings on Peppard Road in terms of size and appearance. There are a large variety of dwellings along Peppard Road, with a mix of large semi-detached and detached dwellings.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a two storey side extension (same as previously granted permission (070620)).

Plans considered:

- Location Plan & Block Plan - P2003-01
- Existing Plans & Elevations - P2003-02
- ~~Proposed Plans & Elevations - P2003-03~~

Received on 27/01/2020

- Proposed Plans & Elevations - P2003-03-A

Received on 17/03/2020

3. RELEVANT PLANNING HISTORY

- 070620 - Two storey side extension - Permitted on 3rd August 2007

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

112 Peppard Road, Emmer Green, Reading, RG4 8TH

104 Peppard Road, Emmer Green, Reading, RG4 8TH

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

SPG/SPD

A Design Guide to House Extensions SPG

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.*
 - This proposed two storey side extension consists of the conversion of the existing double garage to a single garage, to a single garage allowing for the creation of a downstairs WC, and a relocated kitchen. Upstairs, the proposed works would allow for the creation of two additional bedrooms and an en-suite bathroom.
 - The two storey side extension will be situated to the west side of the detached dwelling. Whilst the proposed two storey side extension is not set down from the roof in accordance with the Reading Borough Design Guide to House Extensions SPD, the overall design of the extension is considered of high quality design that compliments the appearance of the existing dwelling. Had the proposed roof been set down this proposal, it would have resulted in an unsymmetrical appearance to the dwelling as a whole.
 - The design of the proposed side extension is considered in keeping with detached dwelling on its own merits. The lack of subservience in the design is considered outweighed by the overall quality of the proposal in relation to the design and appearance of the existing dwelling. It is considered that harm to the character and appearance of the existing dwelling would not be caused by this proposal.

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 would be visible from the street scene. There is not a uniform design to the surrounding dwellings on Peppard Road. There is plenty of variety in the designs of dwellings along Peppard Road, with a mix of large semi-detached and detached dwellings. Given the variety of the existing housing stock on Peppard Road, both in terms of function and aesthetics, it is not considered that this proposal would detrimentally impact the street scene. There is no defining characteristic on Peppard Road that the design of the proposed two storey side extension would need to conform to in order to preserve the appearance of the street scene.
- Whilst this proposal is contradictory to Reading Borough Council policy in terms of house extension design (not set back from the original dwelling or set down), the proposal is considered a quality design that would not detrimentally impact the street scene. It is considered that setting the proposed extension down and back from the property would not enhance the appearance of the overall 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*
- The proposed two storey side extension would increase the distance between 112 and 110 Peppard Road by 1.2m. This is due to the proposed demolition of the existing double garage, and erection of a smaller single garage. This would mitigate any potential overbearing impact that the proposed extension would have on 112 Peppard Road.
 - The distance from the proposed two storey side extension and the nearest habitable room at 112 Peppard Road would be 5.2m. Whilst there is a ground floor window to the side elevation of side extension at 112 Peppard Road, it is not considered that there would be a detrimental loss of sunlight and daylight to this room. This is largely due to the distance between the proposed extension at 110 Peppard Road, and the existing side extension window at 112 Peppard Road.
 - The applicant has provided a revised plan confirming that the proposed first floor window to the north elevation will be obscure glazed and fixed. In light of this information, the proposed two storey side extension is not considered negatively overlook 112 Peppard result in a loss of privacy.
 - When the plans were submitted under planning application 070620, 112 Peppard Road featured a single storey side extension and garage. Since this application, the garage has been demolished and the side extension now features on the Block Plan provided by the applicant. The omission of the garage at 112 Peppard Road from the Block Plan was an issue raised in the officer report for application 070620. This is no longer considered a concern. Overall, it is considered that the living conditions at 112 Peppard Road would not be detrimentally impacted by this proposal.
 - The proposal is not considered to harm the amenity of the playing fields at The Hill Primary School to the rear of the property, or detrimentally impact the living conditions of 104 Peppard Road.

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.

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:

- Location Plan & Block Plan - P2003-01
- Existing Plans & Elevations - P2003-02

Received on 27/01/2020

- Proposed Plans & Elevations - P2003-03-A

Received on 17/03/2020

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.

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 side (north) facing first floor window 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

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>

12. Appendix



1. Photo of 110 Peppard Road and 112 Peppard Road taken in 2007



2. Photo of 110 Peppard Road and 112 Peppard Road taken on 20/02/2020