

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Tilehurst
App Ref: 191977
Address: 111 Chapel Hill, Reading, RG31 5DD
Proposal: Removal of existing rear extension and replacement with new.
Front single storey extension and alterations to front porch.
Case Officer: Mr James Schofield
Applicant: Mr & Mrs Mackim
Date received (valid from): 19 December 2019
Target Decision date: 23rd March 2020

1. SITE DESCRIPTION

111 Chapel Hill is located at the trough between the crest of two hills on a suburban street with moderate levels of traffic. Dwellings within the wider context are typically large detached single-family dwellings on large plots. The front garden has been converted to hard surfacing for parking vehicles. The site is not within a conservation area and there are no protected trees on site.

2. PROPOSED DEVELOPMENT

The application seeks permission for a single storey front and rear extension. This would provide increased accommodation at the ground floor. Plans considered:

Drawing No. A1-01 Existing
Drawing No. 245-A1-07D Proposed 5D
As received 19 December 2019
Drawing No. 245-A1-07D Proposal 5E
Drawing No. 245-A1-09 Proposal 5E Images
As received 16 March 2020

3. RELEVANT PLANNING HISTORY

APP Ref: 05/00167/FUL or 050316
Proposal: Two storey side and single storey rear extensions.
Decision: Refused
Decision date: 19/4/2005

APP Ref: 05-00545-FUL or 050229
Proposal: Single storey pitched roof rear extension. Two storey side and single storey rear extensions (resubmission of 05/00167/FUL).
Decision: Permitted
Decision date: 8/7/2005

4. CONSULTATIONS

Neighbours

All adjacent neighbours were consulted. One objection was received which related to concerns regarding the capacity for the proposed 1.8 metre fence to negatively impact the safety of vehicular access to 109 Chapel Hill. This will be addressed more fully in section 7.5.

Transport

Transport indicated they had no objections and that the proposal would have no impact on the safe operation of the highway.

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 Planning Policy

National Planning Policy Framework (2019)

National Planning Practice Guidance

Reading Borough Local Plan (adopted 2019)

CC7: Design and the Public Realm

CC8: Safeguarding Amenity

EN12: Biodiversity and the Green Network

H9: House Extensions and Ancillary Accommodation

TR3: Access, Traffic and Highway-related Matters

SPG/SPD

A Design Guide to House Extensions SPG

7. APPRAISAL

7.1 Principle of development

Residential extension and alterations are supported in principle by Policy H9 (House Extensions and Ancillary Accommodation) of the Local Plan (2019) subject to a number of criteria ensuring the effects of such extensions and alterations respect its context and are not harmful. These considerations will be examined in more detail in the following sections.

7.2 Character and scale

Policy CC7 of the Local Plan states that, development must be of a high design quality that maintains and enhances the character and appearance of the area in Reading in which it is located. Policy H9 states that an extension will be acceptable where it: respects the character of the house, the pattern of neighbouring properties and building lines.

The proposed porch extension creates a uniform flush appearance of the front elevation ground floor elements; with the proposed porch matching the depth and roof form of the original garage. These changes are considered to respect the character of the original dwelling, taking design cues from established elements and remaining subservient to the main dwelling, without harming the character of the dwelling or the wider area.

The proposed rear extension, while significant at 4.8 metres, is not considered to demonstrate an inappropriate scale, as this element responds to the design of the existing dwelling positively by primarily infilling a gap in the 'horseshoe' layout of the rear.

The proposed 1.8 metre high fence is considered to use utilitarian materials as one would expect for this sort of development. The impact of the height of the fence is considered to be reduced by the steep reduction of topographic elevation between the site and 109 Chapel Hill. Principally it would seem the visual effect of the proposal would be to block views of a large parking pad and vehicles at 109 Chapel Hill as viewed from 111 Chapel Hill (see appendix for photos).

For the reasons discussed above, the development is not considered to cause any harm to the character or appearance of either the dwelling or the wider area, and therefore, accords with the aims of Policy CC7 and the design considerations of Policy H9.

7.3 Amenity

Policy CC8 requires development to refrain from causing a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for residents. And Policy H9 compliments these aims by indicating that acceptable development will not present an overbearing impact on neighbours or public areas.

As demonstrated on plans, the proposal would not obstruct the 45-degree line for views for residents of neighbouring properties. The southerly aspect of the dwellings along Chapel Hill and the distance between these elements and adjacent properties are considered likely to prevent a detrimental loss of light for residents.

The ground floor elements of the front and rear extensions are deemed to avoid any concerns about detrimental impact on neighbour's privacy, sunlight or overbearingness by virtue of being a single-storey structure.

The site enjoys a large rear garden and the proposed development would leave over half the plot undeveloped.

The proposed fence, initially proposed at a uniform 1.8 meters the full length of the boundary line with 110 Chapel Hill, was altered due to concerns expressed regarding design quality and traffic safety. The altered proposed fence would be experienced by 110 Chapel Hill as a 1.8 meter high fence for the majority of the boundary before tapering to 1.1 meter toward the public highway. The design, wooden posts and a tapered wooden fence atop a shorter brick wall,

is considered to be demonstrably better than that originally proposed; and is considered to be appropriate for the dwelling and the wider context.

Subsequent to the above analysis, whilst constituting a relatively large change to the dwelling, in this instance and based on the sites individual circumstances, the proposed development is deemed to accord with Policy CC8 and the overbearingness considerations of Policy H9.

7.4 Biodiversity and sustainability

Part 'b' of Policy EN12 indicates that all development sites should not result in a net loss of biodiversity or geodiversity. These aims are supported by Policy H9 which states that an extension will only be acceptable where it does not result in the loss of biodiversity within gardens.

The site does not have any protected trees or identified Green Links which could be negatively impacted by the specifics of the proposed development under consideration.

The proposal is not considered likely to result in a net loss of biodiversity or geodiversity as it only pertains to areas currently covered in hardstanding. As such the proposal is considered to accord with the biodiversity and sustainability considerations of Policies H9 and EN12 of the local plan.

7.5 Highway safety

Policy TR3 indicates proposed development will accord with the most up-to-date objectives of the Local Transport Plan, comply with the adopted standards of the Transport Authority and refrain from having a material detrimental impact on the function of the transport network.

A resident of 109 Chapel Hill has objected to the fence element of the proposed development citing a concern regarding a negative impact on the safety of their access. Different plans regarding the fence was sought and later received resulting in a tapering of the fence toward the road and set-back from the road significantly. Furthermore, Transport Officers have indicated no identifiable harm would result as a consequence of the proposed development on the safe operation of the transport network. Accordingly, the proposal is considered to meet the requirements of Policy TR3 of the Local Plan (2019).

8. CONCLUSION

In light of the above assessment the proposal is considered to accord with the requirements of the development plan. As such, the proposed development is recommended for approval subject to conditions.

9. RECOMMENDATION

GRANT

10. CONDITIONS

1. TL1 Standard time-limit
2. AP1 Standard approved plans
3. M3 Materials as specified

APPENDIX
Site Photos

Photographs taken in the course of a site visit conducted on the 14th of February 2020.











