

DESIGN & ACCESS, PLANNING STATEMENT

66 Woodcote Way

Ref. **2018.11**

HOUSEHOLDER APPLICATION FOR SIDE AND REAR EXTENSIONS

RELEVANT PLANNING POLICIES

- Reading Borough Council's Sites and Detailed Policies Document: DM4 (Extensions), DM9 (Safeguarding Amenity)
- Reading Borough Council's Supplementary Planning Guidance – A Design Guide to House Extensions
- National Planning Policy Framework: Making effective use of land

SITE AND SURROUNDING CONTEXT

66 Woodcote Way is a semi-detached three-bedroom dwelling set back from the road with a front and rear garden. It is on the east side of Woodcote Way and set amongst other similar properties. The Reading Borough Council Proposals map does not identify and specific constraints or designations for this site.

The neighbouring property at 68 Woodcote Way is adjoined. The property at 64 Woodcote Way is set forward of number 66 and each property has a garage set between the houses. The adjoining neighbour has a two-storey side extension, as do a number of the properties along Woodcote Way. The neighbouring property at 64 have been granted Planning Permission (Planning application 180036) for a single storey wraparound extension, replacing the existing garage, which will come to the boundary of number 66.



66 Woodcote Way – Front elevation illustrating parking and materials



Garages of 66 & 64 Woodcote Way



66 Woodcote Way – Rear elevation illustrating existing single storey rear extension



Block Plan illustrating staggered arrangement of properties along Woodcote Way

EXAMPLES OF DEVELOPMENT ON WOODCOTE WAY



Woodcote Way Street Scene



68 Woodcote Way – existing two storey side extension



58 Woodcote Way – Existing front porch / garage extension
56 Woodcote Way – Existing two storey side extension



88 Woodcote Way – existing two storey side extension

EXISTING PROPERTY – MATERIALS

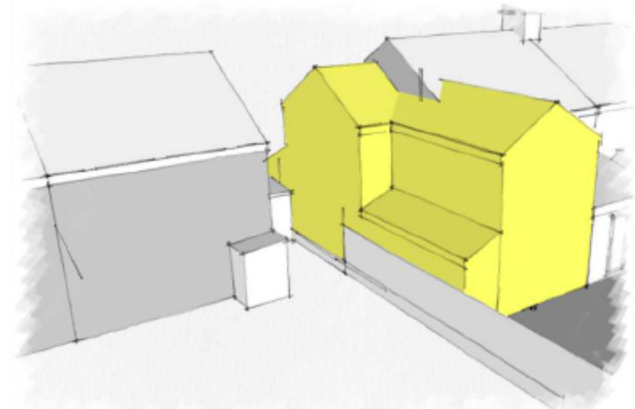
The existing materials are brick, interlocking concrete tile and white PVCu windows and doors. The upper part of the wall on the front elevation is painted white. The garage has painted timber doors. 66 Woodcote Way has itself been previously extended with a single storey lean to extension across the full width of the property, in materials to match existing.

PROPOSALS – USE AND LAYOUT

The proposals are for a two-storey side and rear extension with a single storey element along the boundary toward the rear. This development is proposed in order to enlarge the first floor, creating a 4th bedroom with ensuite at the property as well as a larger family bathroom. The ground floor will benefit from an enlarged kitchen, dining room and the existing garage re-built for valuable storage. A front porch is also proposed. Due to the replacement of the garage and building on top of the exiting single storey extension there is only a small increase to the building's overall footprint. The proposals seek to put photovoltaic panels on the south facing section of the gable roof. The detailed design is yet to be explored, but the orientation and pitch of the roof would be suited to their application.



View from street - 3d illustration of massing of new extensions, refer to plans for dimensions



Birdseye view of extensions from rear - 3d illustration of massing of new extensions, refer to plans for dimensions

PROPOSALS - CHARACTER AND SETTING

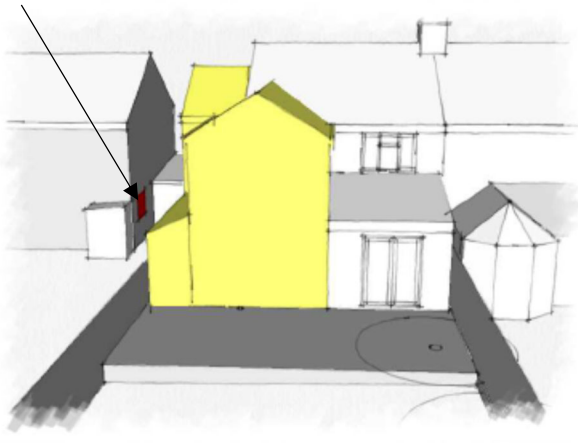
With reference to Reading Borough Council's Sites and Detailed Policies Document, Policy DM9 – the extension respects the character of the house in terms of scale, location, materials and design. From the street side it is subservient to the host dwelling and to the rear the new ridge level is below the existing. There is precedent for the two-storey side extension along the Woodcote Way, with the new extension respecting the character and pattern of neighbouring properties and the street as a whole in terms of scale, location, materials and design, and any important existing building line; and does not present a large blank façade to public areas. Materials will be to match existing to maintain the coherence of the street scene.

In relation to the two-storey rear element of the extension, the 45 degree lines drawn from the corners of the extension towards the neighbouring properties rear windows on the plans indicate that the extension is unlikely to have significant adverse affect on light to the habitable rooms of the neighbouring properties, and that their outlook would be safeguarded in accordance with Reading Borough Council's Supplementary Planning Guidance – A Design Guide to House Extensions.

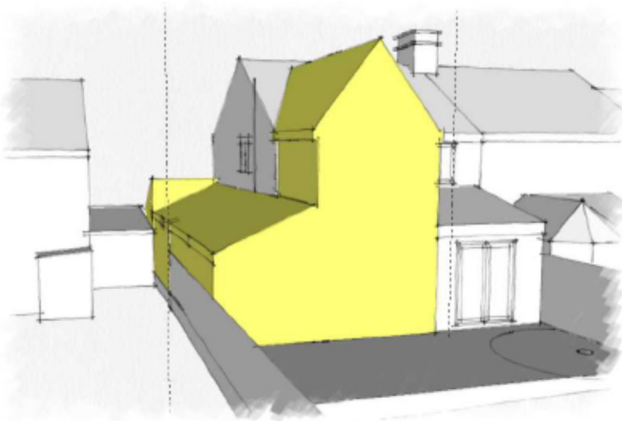
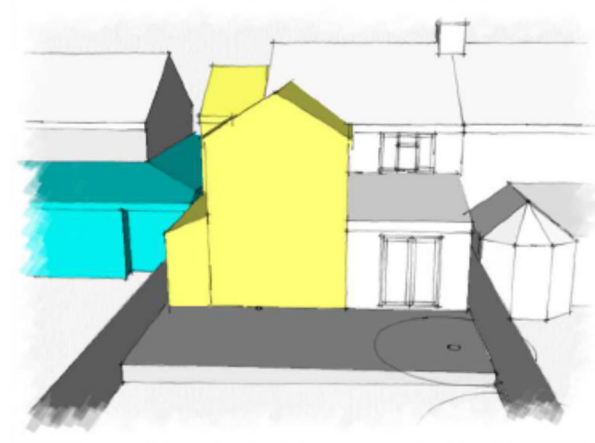
PRE-APPLICATION ADVICE (161564/PREAPP) – SCALE AND AMOUNT

Advice has been sought on a similar set of proposals in September 2016. At that time the main concerns of the case officer were that the scheme would have an adverse impact on the amenity of number 64 Woodcote Way. This was in part due to the impact on light to the original kitchen window on the side elevation and secondly due to the overall massing being overbearing, given the staggered position of the houses on their respective plots.

Original kitchen window location



Extent of neighbours proposed extension (Ref 180036)



Several alternative proposals for the scheme have been explored, with reduced massing to the side extension and also with the rear two storey gable element aligned with the existing house. However, they did not fulfil the client's requirements with the amount of space required for the accommodation proposed on the second floor.

Further to the pre-app advice the proposals have been amended to reduce the overall depth of the two storey element on the side extension. As well pulling the rear element of the two storey extension away from number 64 with a single storey element only in this area so as to avoid being overbearing along the boundary.

Alternative proposal explored in response to pre-application advice received with reduced massing and omission of two-storey side element.

Whilst the pre-app response set out that the property was likely to be difficult to extend two-storeys (i.e. over the garage) to the side, the National Planning Policy Framework sets out that decisions "should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.". The precedent for the two-storey extensions along Woodcote Way that could also support this.

EARLY NEIGHBOUR CONSULTATION – MASSING AND ORIENTATION

A meeting was held on 18th December 2018, to discuss the proposals with the neighbours from number 64. In light of their proposals to extend their own property we discussed the pre-app concerns regarding safeguarding amenity and its relevance both at present and when their extension is completed. Reading Borough Council's Sites and Detailed Policies Document, Policy DM4 refers to safeguarding privacy and overlooking, access to sunlight and daylight as well as visual dominance and overbearing effects of a development.

The proposals were presented, and the considerations of amenity, light and overbearing reviewed with them to get their feedback on the scheme. They were receptive to the proposals and had no tangible concerns regarding the proposed extensions. They asked that the upper part of the side elevation might be painted white, so as to reflect sunlight into their stair/landing window.

The neighbour's development of their extension at number (Planning application 180036) which will negate the concerns of loss of light to the original kitchen window and will, in bringing their own property further back on the site, reduce the impact of the overall massing of the rear two-storey extension. The orientation of the plots will ensure that the property at 64 is not adversely affected by overshadowing. The two-storey element is away from the northern boundary and outside of the 45degree line to the centre of the neighbouring bedroom window at numbers 68.

OTHER CONSIDERATIONS IN RELATION TO DEVELOPMENT – BATS, TREES

With reference to the Reading Borough Council Proposals map, age of the property and the proximity to water and woodland, it is not deemed likely that bats would be using the building, as such no bat survey is submitted to support the application. This aligns with the view of the ecology officer's view set out in the Pre-application advice letter.

There are some trees in the rear garden, as marked on the drawings, however their proximity to the build is such that the building work itself is unlikely to have any impact upon them. As such no arborist's report is submitted to support the application at this stage but will be provided if deemed necessary.

ACCESS

At present there is no external rear access to the back garden, only through the garage. The proposed extension of the kitchen at the rear of the garage will not fundamentally change this, although will require that anything coming through the property is brought through the house.

PARKING PROVISION

The existing garage is too small for modern cars to be parked in and as such is utilised for storage. The front garden and length of the existing driveway allows for 2 cars to be parked off the road and two parking spaces will be maintained with the proposals as shown on the site plan.
