

DELEGATED APPLICATION REPORT

Application No: 191378/HOU

Address: 72 Cholmeley Road

Proposal: Single storey rear extensions (Retrospective)

Case officer: Connie Davis

Target Date: 15/10/19

EOT: 10/12/19

Site Description and Surrounding Area:

The application site is a two storey, brick, mid-terrace property located on the northern side of Cholmeley Road. To the rear, the property has a two storey projecting gable with an outrigger.

The surrounding area is predominately residential comprising of terrace properties of the same architectural style.

The application site is not listed, nor in a Conservation Area.

Proposal:

The application is a result of an enforcement case. Prior approval was granted for a rear/ side extension (see planning history for measurements approved) however the development as built is not in accordance with the approved plans. Planning permission has been applied for to regularise the existing development which is larger than that which was granted prior approval.

The side extension (infilling the gap between the property and the boundary wall with no. 74) measures 4.1m in depth, width of 1.5m, 3.35m maximum height and 2m eaves height. It has a mono-pitched roof.

The rear extension projects 5.7m in depth, 2.6m in height and 2.6m in width. It has a flat roof with rear facing window. It has extended the original outrigger.

Materials match the existing property.



Plans/ Documents Considered:

Location Map

19/011/04 Rev A - Block Plan

17/011/02 - Existing Floor Plans & Elevations

19/011/01 - Floor Plan & Elevations

Statement dated 15th August 2019

72 Cholmeley Road Photographs 20th March 2017

72 Cholmeley Road Photographs 22nd June 2019

Received 21st August 2019.

Relevant Planning History:

170790 - Rear extensions measuring 4.2m & 3.9m in depth, with a maximum height of 2.9m & 3.0m, and 3m in height to eaves level. Notification of the construction of an extension under class A Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 - Prior Approval Not Required

170787 - Proposed rear dormer extension - Application Permitted

Consultation Responses:**Internal Consultees**

No internal consultees were consulted on this application.

External Consultation

The following addresses were formally consulted via letter on 28/08/19:

70 and 74 Cholmeley Road

1 Coventry Road

2 and 4 Freshwater Road

No responses were received.

Summary of discussions with applicant/agent:

The agent was advised via email on 03/12/19 of the issues with the proposal. More specifically, these were the scale of the proposal in relation to the main house along with the reduction of amenity space to an unacceptable degree.

The agent did not wish to withdraw the application, hence this recommendation of refusal.

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.

Relevant Planning Policy and Guidance

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'. However the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).

In this regard, the NPPF states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Core Strategy and Sites and Detailed Policies Document) according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

Accordingly, the National Planning Policy Framework and the following development plan policies and supplementary planning guidance are relevant:

Reading Borough Local Plan (2019)

CC7: Design and the Public Realm

CC8: Safeguarding Amenity

H9: House Extensions and Ancillary Accommodation

H10: Private and Communal Outdoor Space

Supplementary Planning Guidance - A Design Guide to House Extensions (2003)

Appraisal

The main issues are considered to be:

- Design, impact on the host dwelling, character of the area and street scene
- Impact on neighbouring amenity
- Impact on amenity space

Design, impact on the host dwelling, character of the area and street scene

Policy H9 states that an extension to a house should respect the character of the house in terms of scale, location, materials and design, and respect 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. Policy CC7 also states that all development must be of high design quality that maintains and enhances the character and appearance of the area. The Council's Supplementary Planning Guidance - A Design Guide to House Extensions states that rear extensions on terraced properties can have significant and detrimental impact on neighbouring properties and the general appearance of the terrace.

The rear extension measuring a depth of 5.7m is considered excessive in relation to the main house. This is coupled with the side extension infilling the space between the outrigger and boundary with no. 74 which projects to a depth of 4.1m. When assessing the extensions individually and cumulatively, the proposal is considered excessive in terms of depth given the character of the property - a mid-terrace

property. As such, due to its scale, it is considered that the proposal is out of proportion with the main dwelling and represents an overdevelopment of the site which is not sympathetic to the character of the terraced property. Therefore the proposal is contrary to Policy H9 of the Reading Borough Local Plan (2019) and the Council's SPG on House Extensions.

The proposal is not visible from the street and therefore no adverse impact on the street scene will be created. Therefore no conflict is created with Policy CC7.

Impact on Neighbour Amenity

Policy CC8: Safeguarding Amenity of the Reading Borough Local Plan (2019), states that development should not cause a significant detrimental impact to the living environment of existing or new residential properties in terms of visual dominance and overbearing effects of the development.

The neighbouring properties potentially affected by the proposals are No's 74 and 70 Cholmeley Road. It is noted that both nos. 70 and 74 Cholmeley Road have been extended (no. 70 to the rear and no 74 to the side).

The impact on both of these properties will be assessed:

No 70

The rear extension projects past the rear elevation of no. 70 by around 1m. A line of 45 degrees was taken from the nearest neighbouring window which is described as serving the bathroom (which is not considered a habitable space), however a line of 45 degrees was not breached. The side extension is not considered to impact this property and is not visible. Therefore due to the extension in place at no. 70, the proposal is not considered to cause any conflict with this property.

No 74

The rear extension is set off the boundary with no. 74 by around 1.5m. In addition, this neighbouring property has infilled the space between their property and the boundary wall to a similar depth as that at no. 70. A line of 45 degrees was taken from this neighbouring property's ground floor window which only presented a very marginal breach. As such, it is not considered that the proposal would have an unacceptable impact of no. 74 given the current arrangement of this neighbouring property.

As such, the proposal is not considered to cause detrimental impact on neighbouring amenity and is therefore compliant with Policy CC8.

Amenity Space

Policy H10 states that *'the design of outdoor areas will respect the size and character of other similar spaces in the vicinity'*. It is considered that the extensions would result in the reduction of amenity space to an unacceptable degree. The garden space before the extensions were built measured approximately 60 square metres and as a result of the extensions this number is reduced to approximately 40 square metres. As a result the property has the smallest rear garden plot when compared to properties in the immediate vicinity which conflicts with Policy H10 of the Reading Borough Local Plan (2019)

Other Matters

Plans

The side extension is shown encroaching the boundary of no. 74 Cholmeley Road. No notice has been served on this neighbouring property and therefore the incorrect ownership certificate has been signed.

RECOMMENDATION: REFUSE

- 1) Due to its overall scale, it is considered that the proposed development would be overly dominant with respect to the existing property and would be out of proportion with it. The proposal is therefore contrary to Policy H9 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) and the Council's adopted Supplementary Planning Guidance - A Design Guide to House Extensions.
- 2) Due to the overall scale of the development, the extensions are considered excessive in depth when assessed in relation to the size of the rear garden plot. As a result, the proposed development would have a detrimental effect with regard to the overall private amenity space which is contrary to Policy H10 of the Reading Borough Local Plan (2019).

Informatives

1. The plans/ documents considered in this planning application are as follows:

Location Map

19/011/04 Rev A - Block Plan

17/011/02 - Existing Floor Plans & Elevations

19/011/01 - Floor Plan & Elevations

Statement dated 15th August 2019

72 Cholmeley Road Photographs 20th March 2017

72 Cholmeley Road Photographs 22nd June 2019

Received 21st August 2019.

2. The Local Planning Authority has worked with the applicant in a positive and proactive manner. The agent was made aware of the issues relating to this proposal but decided to proceed with the refusal of this application.
3. This planning application was submitted without first having sought pre-application advice, which can often avoid the need to refuse planning permission. The council's pre-application advice service is here:

http://www.reading.gov.uk/media/1190/Pre-Application-Enquiry-Form/pdf/Pre-app_1_Revised_Nov_2015.pdf