

DELEGATED APPLICATION REPORT**SITE ADDRESS:** 114 Southcote Lane**APPLICATION NUMBER:** 190941/FUL**PROPOSAL:** Two Storey side extension. Single Storey Rear extension. Subdivide to provide 2 no. dwellings.**CASE OFFICER:** Anthony Scholes**DETERMINATION DATE:** 16 October 2019**Site Description and Surrounding Area**

The site relates to a detached residential dwelling which contains an attached single storey garage. The property is accessed from Southcote Lane and has a shared access with four recently approved residential dwellings to the rear of the site (180148). The area is characterised by detached residential dwellings.

Proposal

The application seeks planning permission for the conversion of the existing dwelling in to 2 dwellings (1x 3-bed, and 1 x 2-bed). The proposal would include a single-storey rear extension, two-storey side extension, and would include the demolition of the attached single garage (although this is required to implement permission 180148 and its subsequent amendments). Additionally, the proposal would include alterations to the main façade to include an additional front door and front porch serving the 2-bed flat.

Relevant Planning History

061264	Outline application (siting and means of access) for the erection of 7 terraced houses, 6 flats in a new block and the retention of 114 Southcote Lane, following the demolition of 112 Southcote Lane	Application Withdrawn on 03/05/2006
060272	Outline application for the demolition of 112 Southcote Lane, retention of 114 Southcote Lane and the erection of 5 town houses and 5 flats (siting and access only)	Application Refused on 17/08/2006 Appeal dismissed
061008	Demolition of 112 Southcote Lane, retention of 114 Southcote Lane (with replacement garage) and the erection of nine houses (3 x 3 bed and 6 x 4 bed)	Application Refused on 09/02/2007

070191	Demolition of 112 Southcote Lane and erection of 8 dwellings on land at 112 Southcote Lane and the rear of 114 Southcote Lane and a replacement garage for 114 Southcote Lane	Application Refused on 11/10/2007
091256	Construction of two 4-bedroom dwellings to the rear of the site with detached garages and construction of new detached garage for existing property at 112 Southcote Lane. Associated access, parking and landscaping.	Application Withdrawn on 04/06/2009
091695	Construction of 2 dwellings with garages and parking; construction of garage and parking for 112 Southcote lane with access and landscaping (Resubmission of 09/00561/FUL)	Application Permitted on 26/10/2009
111612	Extension (first floor side extension and side dormer) and sub-division of the existing dwelling to form a pair of semi-detached dwellings (1 x 2-bed and 1 x 3-bed).	Application Refused on 07/02/2012
121323	Sub-division of the existing 3-bed dwelling to form a pair of semi-detached dwellings (1 x 3-bed and 1 x 2-bed) including part 2-storey and single storey side and rear extensions and new side and rear dormer windows (resubmission of planning application 11/01781/FUL)	Application Permitted on 12/07/2012
120550	Application for an extension of the time limit for implementation of permission 09/01472/FUL for construction of 2 dwellings with garages and parking: construction of garage and parking for 112 Southcote Lane with access and landscaping (resubmission of 09/00561/FUL)	Application Refused on 08/11/2012
120909	Request to discharge Conditions 2 (Landscaping), 3 (Tree Protection), 6 (Materials), 8 (Code for Sustainable Homes), 9 (Construction Method Statement) and 14 (Biodiversity Enhancements) of planning permission 09/01472/FUL.	Split Decision made on 09/11/2012
180148	Erection of 4 dwellings with associated parking.	Application Permitted on 19/09/2018
181851	Non material amendment of planning permission 180148 to revise site layout to allow retention of existing lean-to attached to 114 Southcote Lane	Application Withdrawn on 21/11/2018
182227	Application for removal or variation of condition 2 following grant of planning permission.	Application Permitted

	(180148)	on 15 February 2019
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CONSULTATION RESPONSES

Transport - No objection, subject to conditions and informatives.

EP - No objection, subject to conditions and informatives.

Notification letters regarding the application were sent to neighbouring properties. No responses have been received to date.

Equalities Act

In determining this application, the Council is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation.

There is no indication or evidence (including from consultation on the application) that the protected groups have or will have different needs, experiences, issues and priorities in relation to the particular planning application. 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 POLICIES AND SUPPLEMENTARY PLANNING GUIDANCE

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'. 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 allows full weight to be given to the adopted policies of the Local Development Framework (LDF) (Core Strategy and Sites and Detailed Policies Document) until

March 2013. The Council's adopted Supplementary Planning Guidance and Supplementary Planning Documents are also material planning considerations.

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

National

National Planning Policy Framework

National Planning Practice Guidance

Reading Borough LDF Core Strategy (Adopted January 2008, updated 2015)

- CS1 Sustainable Construction and Design
- CS2 Waste Minimisation
- CS7 Design and the Public Realm
- CS14 Provision of Housing
- CS15 Location, Accessibility, Density and Housing Mix
- CS18 Residential Conversions
- CS20 Implementation of the Reading Transport Strategy
- CS24 Car / Cycle Parking
- CS34 Pollution and Water Resources
- CS35 Flooding

Sites and Detailed Policies Document - (Adopted October 2012)

- DM1 Adaptation to Climate Change
- DM4 Safeguarding Amenity
- DM6 Affordable Housing
- DM8 Residential Conversions
- DM9 House Extensions and Ancillary Accommodation
- DM10 Private and Communal Outdoor Space
- DM12 Access, Traffic and Highway Related Matters

The emerging local plan is in an advanced stage, with the inspectors report having been received by the LPA, and an anticipated adoption date of 4 November. As such, the emerging local plan is afforded significant weight.

Emerging Local Plan - Reading Borough Local Plan 2019

CC2: Sustainable Design and Construction
CC3: Adaptation to Climate Change
CC5: Waste Minimisation and Storage
CC7: Design and the Public Realm
CC8: Safeguarding Amenity
H1: Provision of Housing
H2: Density and Mix
H3: Affordable Housing
H8: Residential Conversions
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H9: House Extensions and Ancillary Accommodation
H10: Private and Communal Outdoor Space
TR1: Achieving the Transport Strategy
TR3: Access, Traffic and Highway-Related Matters
TR5: Car and Cycle Parking and Electric Vehicle Charging
EN15: Air Quality
EN16: Pollution and Water Resources

Supplementary Planning Documents

Revised Parking Standards and Design SPD (adopted October 2011)
Sustainable Design and Construction SPD (adopted July 2011)
Residential Conversions SPD (adopted November 2013)
Design guide to House Extension (Adopted May 2003)

APPRAISAL

Principle

The NPPF states that “the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies”, it also encourage efficient use of land taking into account: identified need for housing, local market conditions, the availability and capacity of infrastructure, the desirability of maintaining the existing character of the area, and the importance of securing well-designed, attractive, and healthy places. The RBC LDF and Emerging local plan supports the provision of additional dwelling

units to meet the requirement for additional dwelling per annum. CS18 and H8 (Residential conversions) states that “proposals to convert properties into self-contained flats ... will be assessed against the impact on the amenity and character of the surrounding area”.

Policy CS15 and Policy H2 refers to the appropriate mix of residential development. This is assessed on a site by site basis taking into account the characteristics of the area in which it is located. The site is located on previously developed land and already in use as a single residential dwelling. As such the principle of the proposed development could be acceptable subject to the following material planning considerations.

The proposal would accord with the Residential Conversions SPD in that the existing dwelling has 4 or more bedrooms, and a total floor area of more than 120m² when built. The exiting dwelling includes floor space greater than 120m² and as such this proposal would pass emerging local plan policies.

At least one unit of accommodation created would be suitable for family occupation with a minimum of two bedrooms, the proposed 1 x 3-bed and 1 x 2-bed houses are considered acceptable.

Moreover, the provision of two additional residential units will assist in the Council meeting its annual housing targets (policy CS14 and policy H1).

Design Considerations

The development includes: a two-storey side extension, single storey rear extension, and alterations to the main façade. Policy DM9 of the current local plan, and policy H9 of the emerging local plan outline that an extension will be acceptable where it: respects the character and appearance of the house (scale, location, materials design), respects the pattern of neighbouring properties, and is not overbearing or create a large blank façade to public areas. In addition, policy DM4 of the current local plan, and policy CC8 of the emerging local plan state that development should not have a significant detrimental impact in terms of: privacy and overlooking, access to daylight and sunlight, visual dominance and overbearing effects, harm to outlook of existing residential properties. The development plan is supported by the adopted ‘design guide to house extensions’ which states that two-storey side extensions should be set down from the roof line of the original dwelling to appear

subservient to the original dwelling to avoid creation of out of keeping dwellings, and creating a terracing effect between dwellings.

In this instance, the proposed two-storey side extension would match the ridge height of the existing pitched roof, and measures ~2m in width and would be set 1.13m from the adjoining property boundary no.116. The proposed roof line would therefore not be set down from the original ridge line. In this particular instance, the design would replicate the design, architectural detailing, and roof form of the original dwelling, and the extension respects the character of the original house and does not offset or unbalance the appearance of the dwelling as viewed from public areas. The proposal would also be located a similar distance from no.116's boundary as is existing in the immediately adjacent properties (no's 116 & 118). As such, in terms of bulk, scale and massing, in this instance the proposed development would be not set down from the ridge line, however it would match the existing dwelling and reflect its architectural styling and form, and respect the character of the area in which it is located. As such, there is no harm identified in this regard.

The proposed two-storey side extension is located in close proximity to the adjoining property. There are no flank windows on the adjoining no.116, and the extension does not extend any further than the existing dwelling at no.116 or the host dwelling, or include any first floor flank windows. As such, it is considered that the proposal would not be harmful to the daylight/sunlight reaching adjoining properties, be overbearing by virtue of the current and proposed relationship being similar, no additional overlooking or privacy concerns, or result in any loss or imp[act on outlook of the adjoining properties.

In addition, the proposed extension is would not be located any closer to the approved 4 no. dwellings approved to the rear of the site under reference 180148. As such, the proposed development is not considered to have any impact in terms of the above mentioned policies on these approved (but currently unimplemented) dwellings.

Quality of Amenity for Future Occupiers

All habitable rooms would be served by suitable daylighting, outlook and room sizes such as to provide a suitable standard of residential amenity for future occupiers.

The proposed development includes the demolition of a small single storey rear extension, and replacement with a full width single storey rear extension (1.9m depth). Policy H10 and Policy DM10 require that dwellings should be provided with a functional private or communal open space. In this instance, the proposed development would subdivide the garden into two private gardens (one for each house). This area is of a similar size to that of adjoining properties and meets the above mentioned policy requirements, and is acceptable in this regard.

Appropriate insulation would be a requirement of building regulations.

Sustainability

Policy CS1 of the Core Strategy, supported by the Council's Sustainable Design and Construction SPD seeks the proposal, as a 'creation of new residential units through conversion', to comply with BREEAM Level of 'Very Good'. It is considered acceptable to deal with this matter by way of a suitably worded condition to require a final BREEAM Domestic Refurbishment certificate to be submitted to and approved, in writing, by the Local Planning Authority prior to occupation of the dwellings.

Transport

The proposed development includes an amended access, which is as approved under application (180148). The proposal has sufficient space on site for manoeuvring, and would provide bin storage on site. No details of bicycle store have been provided, and a condition is recommended to secure details and implementation.

Affordable Housing & CIL

The proposal relates to the conversion of an existing property with a small increase in size provided by modest extensions and therefore is excluded from the requirements of Policy DM6 and no affordable housing contribution is required in this specific instance. Accordingly, no S106 legal agreement is required either.

The proposal is liable for CIL.

RECOMMENDATION

GRANT Full Planning Permission subject to conditions and informatives.