

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 191441/HOU

Address: 4 Uffington Close

Applicant: Mr Lovell

Proposal: Two storey side extension

Target date: 29/10/19

EOT: 27/01/20

Case officer: Connie Davis

Site Description and Surrounding Area:

The application site is a two storey semi-detached property located on Uffington Close, a residential cul-de-sac. The property has an attached garage with bay windows at ground and first floor level. Properties in the Close are of similar design.

The site is situated both in Reading and West Berkshire Authorities and therefore a planning application has been submitted to both LPAs.

Proposal:

A two storey side extension is proposed. It would measure 3m in width, a depth of 9m (the entire depth of the main property), an eaves height of 5m and a maximum height of 7m. It would be set back from the front elevation by approx. 1m at first floor level and would be set down from the ridge by 0.5m. A garage is to be retained at ground floor level. Materials would match the existing property.

Plans Considered:

Relevant Planning History:

01 Rev A - Existing & Proposed Plans & Elevations

Received 23rd September 2019

Consultation Responses:

Internal Consultees

West Berkshire District Council

West Berkshire District Council provided the following response:

The Ward Member and Tilehurst Parish Council have been consulted as part of this out of district consultation; to date no comments have been received.

At this stage West Berkshire have no comments to make on the out of district consultation, without prejudice to our own consideration of the planning application submitted to us.

External Consultation

The following addresses were formally consulted via letter on 10/09/19:

6 Uffington Close

71 and 73 Hildens Drive

In addition, a site notice was displayed between 11/09/19 - 02/10/19.

No responses were received.

Please note that only addresses within Reading Borough have been consulted; those that fall in West Berkshire have been consulted as part of the application to that authority.

Discussions with applicant/ agent

Revised plans were received following communication with West Berkshire Council (see Transport section of this report).

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'.

The following local and national planning policy and guidance is relevant to this application:

National

National Planning Policy Framework;
National Planning Policy Guidance;

Reading Borough Local Plan (2019)

CC7 Design and the Public Realm
CC8 Safeguarding Amenity
H9 House Extensions and Ancillary Accommodation

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

Appraisal Checklist

H9 states: An extension to a house will be acceptable where it:

- A. Respects the character of the house in terms of scale, location, materials and design;

To assess this, the following has been considered - would the proposal:

- Detract from the appearance of the original building through the use of ill-matching materials and by not fitting in with the design, scale and proportions of the original building; **NO, the extension is considered suitable set back and set down from the main house and is broadly compliant with the Council's 'Design Guide to House Extensions'**
 - Reduce the amount of usable amenity space for the property to an unacceptable degree; **NO**
 - Require the loss of trees in the garden or put significant trees at risk; **NO**
- B. 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;
- & C. Does not present an overbearing impact on neighbours or a large blank façade to public areas

To assess this, the following has been considered - would the proposal:

- Significantly reduce the amount of daylight and sunlight enjoyed by neighbouring properties; **NO, the neighbour potentially most affected by the proposal is 2 Warborough Avenue as the garden of this property backs on to the site. However a distance of 17m separates the two which is considered sufficient. No side windows are proposed to invade privacy. In addition, a garage and small access separates the application site and 2 Warborough Avenue. As such the extension will not be directly situated at the end of the neighbouring garden.**
 - Invade the privacy of neighbouring properties through overlooking from windows or balconies; **NO, no side windows are proposed however a condition would be placed on the permission preventing the installation of any first floor windows on the side extension without separate permission from the Local Planning Authority.**
 - Detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **NO, the design of the proposed extension is considered suitably in keeping with the design of the main house and other houses in the vicinity in terms of scale and roof form. Other properties within Uffington Close have had similar extensions.**
 - Detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **NO, materials are to match the main property**
- D. Does not result in a loss of biodiversity within garden - NO
- E. Ancillary accommodation, such as granny annexes, will be acceptable where it would not be capable of operating as a separate dwelling which could be let or sold separately - NO

CC8: states: Development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of:

- Privacy and overlooking; **No, as discussed above**
 - Access to sunlight and daylight; **No**
 - Visual dominance and overbearing effects of a development; **No**
 - Harm to outlook; **No**
 - Noise and disturbance; **No**
 - Artificial lighting; **No**
 - Vibration; **No**
 - Dust and fumes; **No**
 - Smell; **No**
 - Crime and safety; **No or**
 - Wind, where the proposals involve new development of more than 8 storeys - **N/A.**
- Other Matters**

Transport

RBC Transport were not consulted as part of this application. However transport officers at West Berkshire Council reviewed the proposal and requested 3 off road parking spaces were provided in accordance with their adopted standards. Revised plans were submitted to both authorities showing the revised parking layout. A condition will be included on the permission to retain these parking spaces for parking at all times hereafter.

Conclusion

The proposed development would not be harmful to the character or appearance of the site or its surroundings and would not have a detrimental impact on the original building or neighbouring properties. As such the proposed works are considered to be in accordance with CS7 (Design and the Public Realm) of the Reading Borough Local Development Framework Core Strategy (2008), DM4: Safeguarding Amenity and DM9: House Extensions and Ancillary Accommodation of the Sites and Detailed Policies Document (Oct 2012) and the Councils Supplementary Planning Guidance A Design Guide to House Extensions (2003).

RECOMMENDATION: GRANT PERMISSION

Conditions

- 1) Time Limit
- 2) The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

Drawing No:

01 Rev A - Existing & Proposed Plans & Elevations

Received 23rd September 2019

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.

3) Matching Materials

4) 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) no windows other than those shown on the approved plans shall at any time be placed in the first floor of the south elevation of the extension hereby permitted without the grant of a separate planning permission from the Local Planning Authority.

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.

5) Parking spaces to be retained

Informatives

- 1) Building Control
- 2) Construction and Demolition
- 3) Encroachment
- 4) Terms
- 5) Positive and Proactive

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