

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Peppard
App Ref: 191196/HOU
Address: 10 Earlsfield Close, Caversham, Reading, RG4 6NX
Proposals: Demolishing an existing garage to erect a single-story side and rear extension.
Original Case Officer: Nathalie Weekes
Case Officer as of 15/01/2020: James Schofield
Applicant: Ms Maria Patrick
Date received (valid from): 23 July 2019 **Target Decision date:** 31 January 2020

INTRODUCTION

The application relates to a semi-detached house with an attached single-storey flat roof garage. The front of the site opens out onto a grassed area with a footpath to properties on Earlsfield close and Dacre Avenue. The rear of the site opens onto Earlsfield Close where there are fenced off garden areas with vehicle access and parking.

The application site is located on an open corner at the front of Earlsfield Close and on the junction with Lowfield Road. The properties along this side of Lowfield Road are set down from the road level and are relatively open in nature. The surrounding area is predominantly residential.

PROPOSAL AND SUPPORTING INFORMATION

The proposal is to demolish an existing garage to erect a single-story side and rear extension for use as accommodation by a family member. The proposed extension would be wider and longer in depth than the existing garage and wrap around the front of the house (as shown on the proposed 'rear' elevation drawing). The height is 2.3m to eaves and 4.2m to the ridge height.

The proposed extension would share the existing front and rear entrances with the main house, along with existing amenity and parking. The side extension is physically attached and internally linked to the main dwelling. It includes a full range of amenities; including a bathroom, bedroom, living area and kitchen to facilitate its intended use.

Additional information and amended plans were requested which secured the following:

- Plans to show correct boundaries;
- Sectional drawings to illustrate how the proposed development would impact the street scene;
- Full details of boundary treatments;
- Copies of title deeds;
- Correct citation of the site address on all submitted plans;
- Parking plans;

Plans considered

19077PP-01 Existing ground floor plan
19077PP-02 Existing elevations
19077PP-03 Proposed ground floor plan
19077PP-04 Proposed elevations
19077PP-05 Block plan
19077PP-06 Location plan
As received 19 July 2019

Title deeds and title plan
As received 9 December 2019

19077PP-05 Rev C Block plan
19077PP-04 Rev B Proposed elevations
As received on 16 December 2019

19077PP-03 Rev B Proposed ground floor plan
19077PP-04 Rev C Proposed elevations
As received on 10 January 2020

19077PP-01 Rev A Existing ground floor plan
19077PP-02 Rev A Existing elevations
19077PP-03 Rev C Proposed ground floor plan
19077PP-04 Rev D Proposed elevations
19077PP-05 Rev D Block plan
19077PP-06 Rev A Location plan
As received on January 20 2020

19077PP-05 Rev E Block plan
As received on January 30 2020

RELEVANT PLANNING HISTORY

None

CONSULTATIONS

The following addresses were consulted by letter:

1 Dacre Avenue, Caversham, Reading, RG4 6NU
1 Earlsfield Close, Caversham, Reading, RG4 6NX
9 Earlsfield Close, Caversham, Reading, RG4 6NX

A site notice was displayed on 29 July 2019. No letters of representation have been received.

Transport Officer Comments - No objections subject to conditions which either ensured the extension remains ancillary to the enjoyment of the main dwelling or adequate

parking provision for two dwellings is made. Reservations were avoided about the latter due to the position of street furniture. Full details of the comments are available on the public file.

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.

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 Policy

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (2019)

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

SPG/SPD

- A Design Guide to House Extensions SPG
- Revised parking standards and design

APPRAISAL

In the assessment of this the following has been considered.

The main issues are:

1. Principle of development
2. Character and scale
3. Amenity
4. Biodiversity

1. Principle of Development

Policy H9 states that 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. The local plan states that ancillary accommodation could be considered a separate dwelling where it:

- *Is self sufficient in terms of facilities e.g. Kitchen and bathrooms*
- *Has its own front door without internal links to the main house and/or*
- *Has its own external facilities or has scope for these external facilities to be easily created*

The proposed development contains a kitchen, bathroom and sleeping facilities, but like any other side extension would remain physically part of and internally linked to the main house. The proposed development does not have its own front door and would provide a single back door for shared use by whole the house. As an extension, no separate parking or amenity space is provided or required.

Whilst it is noted the extension has sufficient facilities in order to allow it to be occupied by a family member as granny annex (as intended), such use is supported by the local plan in principle subject to specific controls ensuring such accommodation remains ancillary to the main house and restricted from being let, sold or disposed of separately.

In addition to the physical interconnectivity of the extension, a restrictive ancillary use condition would adequately prevent separate residential occupation unconnected to the main house. Should unconnected occupation occur, with associated exclusive external access, amenity space and and/or parking, express planning permission would be required as a change of use would have occurred. This level of control would comply with the aims of Policy H9 in avoiding the approval of annexes which are deemed likely to result in clandestine development of separate dwellings.

As the proposal is for an extension to the existing dwelling and not the creation of a new dwelling, there is no requirement for affordable housing contributions or a S106 agreement.

Conditions restricting the use of the extension, the removal of permitted development rights to erect fences within the curtilage of the site (not within 0.5 metres of the property boundary) and restrictions on any increase in levels of parking, are deemed sufficient to ensure that there is no material change of use on site will occur. The principle of development is therefore considered acceptable

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 to a house will be acceptable where it respects the character of the house in terms of scale, location, materials and design.

The proposed materials would match the existing property and should not detract from its appearance. The proposed design of the extension is deemed to respect the character of the house.

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.

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.

The proposed development would not introduce any new views into neighbouring gardens, obstruct sunlight or introduce development which would be overbearing for neighbours. The proposed development would leave over half the plot undeveloped. Subsequent to the above analysis, whilst constituting a reasonably large extension to the house, the proposed development is deemed to accord with Policy CC8 and the overbearingness considerations of Policy H9.

4. Biodiversity

Part 'b' of Policy EN12 indicates that all development sites should not result in a net loss of biodiversity or geodiversity, and should provide a net gain for biodiversity wherever possible through new tree planting, wildlife friendly landscaping and other ecological enhancements. 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 benefit from any protected trees or identified Green Links. The proposal is not considered likely to result in a net loss of biodiversity or geodiversity. As such the proposal is considered to accord with the biodiversity and sustainability considerations of Policies H9 and EN12 of the local plan.

RECOMMENDATION

Grant Permission

CONDITIONS

1. TL1 Time Limit
2. AP1 Approved Plans
3. Materials
4. PD6 Ancillary to Enjoyment
5. PD4 No fences or walls 0.5 meters from the boundary line without planning permission
6. DC4 Parking to plan; no new parking without planning permission
7. PD1 PD rights removed for Class F (Hard Standing)