

DELEGATED APPLICATION REPORT

Target Date: 09/03/2019

Application No: 190059/HOU

Address: 203 Whitley Wood Road, Reading

Proposal: Part one, part two storey rear extension and conversion of garage to habitable accommodation

Case officer: Ethne Humphreys

Site Description and Surrounding Area:

The application property is a two storey semi-detached dwelling located on the south east side of Whitley Wood Road.

The surrounding area is residential in character with similar sized plots and dwellings of varying design, many of which have been extended.

Although there does not appear to be any planning permission in place from the past quarter of a century for the roof extension, Google streetview and aerial photography shows it in place at the site since at least 2012. As such, it would be immune from enforcement action and there is no scope to include stipulations / restrictions in relation to elements which do not form part of this specific application.

Proposal:

This is an application for a part two part single storey rear extension and conversion of garage to habitable accommodation.

It is also proposed to replace the second floor Juliet balcony on the rear elevation with a window.

It is also proposed to convert the garage to habitable accommodation, to serve as a games room. The materials would match those of the host property.

Plans Considered:

Drawing No: Existing Plans 1969 01

Drawing No: Existing Elevations 1969 02

Received 12th January 2019

Drawing No: Proposed Plans 1969 03 Rev B

Drawing No: Proposed Elevations 1969 04 Rev B

recd: 18th February 2019

Drawing No: Location and Block Plans 1969 05 Rev A

Received 19th February 2019

Relevant Planning History:

None.

Consultation Responses:

Transport: No objection.

Neighbour letters were sent to No's. 201 and 205 Whitley Wood Road, No's 30 and 32 Shirley Avenue and No.36 Oak Tree Drive.

Two letters of representation received, from the same property concerned with:

- Design/overdevelopment
- Loss of light
- Noise and disturbance
- Sewers

Summary of discussions with applicant/agent:

The agent was advised that the proposals, as originally submitted would, due to the scale, bulk and detailed design (flat roof, differing eaves heights) relate poorly to the host property resulting in a contrived and incongruous appearance. Due to the scale the proposals were also considered to result in an unacceptable overbearing impact to the occupiers of No.201 Whitley Wood Road. Revised plans were received removing the link from the extension to the garage, and with the revised elevations resulting in a less cluttered scheme integrating better with the host property. The plans also reduce the impact on No.201, to an acceptable level.

No formal pre-application advice was sought prior to the submission of this application.

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

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

Reading Borough Local Development Framework Core Strategy, 2008 (amended 2015)

CS7: Design and the Public Realm

Sites and Detailed Policies Document, Oct 2012 (amended 2015)

DM4: Safeguarding Amenity

DM9: House Extensions and Ancillary Accommodation

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 parking/highways

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

Given the nature of the proposals, the overall increase in the actual footprint of the dwelling would not be unduly excessive. Due to the differing room forms, the proposals would appear a little disjointed and contrived in appearance. This is in part due to the need to minimise the impact on the adjoining semi No.201 Whitely Wood Road. However, the proposals remain subservient to the host property, with materials to match the main dwelling which would help integrate the extensions with the host property. It is also acknowledged that there are a variety of existing extensions in the locality, all with contrasting depths, heights and design approaches/finishes. It is considered that this specific plot can suitably accommodate the proposals without giving a feeling of overdevelopment and, given their position at the rear of the property, and therefore not readily visible from the public domain, the proposals are not

considered to have such an adverse effect on either the character of the host dwelling or visual amenities of the street scene to warrant a refusal.

There is no objection to the replacement of the second floor Juliet balcony with window nor the conversion of garage to games room, to include insertion of patio doors and window.

With all factors duly taken into account it is considered that the proposed extension complies with policies CS7 and DM9.

Impact on neighbouring amenity

The neighbouring properties potentially affected by the proposals are No's 205 and 203 Whitley Wood Road, located to the south west and north east of the site respectively. Concern has been raised that the proposals would result in a loss of light to both the first floor and ground floor of No.201, as well as to the garden. The proposed first floor element closest to the common boundary would project 1.2m past the rear elevation of No.201 and would not breach a 45 degree line to the nearest habitable room window which is appropriate. As such, this would not result in any significant material loss of light or overbearing impact. Similarly, at ground floor, the extension has been angled as such so as not to breach a 45 degree line to the nearest habitable room window. Albeit immediately adjacent the common boundary, given the above and that the roof would be hipped away to minimise the impact, with a relatively low eaves height of 2.5, it is not considered to result in any significant material loss of light or overbearing impact to warrant a refusal.

Concern has also been raised that the proposals would result in a loss of privacy and overlooking. No first floor windows are proposed in the flank elevations facing No.201 and a condition can be added in this respect. The first floor windows proposed would face down the applicants garden, similar to the existing situation and any views would be at an oblique angle. As such, the proposals are not considered to result in any material loss of privacy over and above the current existing situation.

Looking at No.205, no first floor windows are proposed in the flank elevation facing this property and as such there would be no material loss of privacy. Given the distance of approximately 2m to the common boundary, further to No.205 itself, and that the roof would be hipped away to minimise the impact, the proposals are not considered to result in any material loss of light or overbearing impact to the occupiers of this property.

Given the small scale of the garage, its conversion to game rooms is not considered to result in any significant material increase in noise to the detriment of any neighbouring property.

As such in overall terms, considering all nearby residential occupiers, no significantly harmful amenity impacts would occur, subject to conditions and in compliance with policy DM4.

Impact on parking/highways

The proposals include the conversion of garage to habitable accommodation.

Whitley wood road is a classified road and the site is located within Zone 3, Secondary Core Area, of the Council's adopted Parking Standards and Design SPD. In accordance with the adopted SPD, the development would be required to provide a parking provision for a minimum of 2 vehicles.

The loss of the garage will result in the loss of a parking space. Although not illustrated on submitted plans, there is an area of hardstanding at the front of the property accessed via a shared access with No23 with parking available for two cars; therefore, there are no Transport objections to this application.

CIL

Although the proposals involve an increase in floorspace, this is below 100sqm and hence the proposals are not CIL liable.

Other matters raised in representation

Concern has been raised about light pollution caused by the conservatory element. Glazing is a traditional material used on the majority of houses and is required to allow light into the habitable areas of the building. This is not considered unreasonable.

Concern has been raised about noise and construction. It is not considered that the noise associated with a household extension would be excessive and the applicant would have to adhere to Environmental Health legislation. A condition will be attached in respect of noise.

Concern has been raised about sewers and drainage. This matter is subject to Building Control regulations and not a material planning consideration as part of this proposal.

Conclusion

Having regard to the material considerations and all matters raised, the Local Planning Authority considers that the balance of considerations therefore weigh in favour of granting planning permission subject to conditions.

RECOMMENDATION:

Grant subject to conditions and informatives