

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Mapledurham

App Ref: 190239/HOU

Address: 66 Woodcote Way, Caversham, Reading, RG4 7HL

Proposal: Part two storey and part single storey side and rear extension, single storey extension to front including porch.

Case Officer: Mr Anthony Scholes

Applicant: Mr & Mrs Jones

Date received (valid from): 12 February 2019

Target Decision date: Originally 9 April 2019, extension of time to 12 April 2019

1. INTRODUCTION

The development site is a semi-detached residential dwelling located on the Eastern side of Woodcote Way. The dwelling currently includes an attached single garage. The predominant dwelling type for the area is semi-detached residential properties. A number of extensions and alterations have occurred to dwellings within the immediate vicinity. The resultant pattern of development is not overly uniform leaving no distinctive dwelling appearance within the area.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a part two storey and part single storey side and rear extension, single storey extension to front including porch, facilitated by the demolition of the existing attached garage.

Plans considered

Drawing No. 2018.11.PL.110 - Block plan - proposed

Drawing No. 2018.11.PL.111 - Proposed plans - ground, block

Drawing No. 2018.11.PL.112 - Proposed plans - first floor

Drawing No. 2018.11.PL.113 - Proposed elevations

Drawing No. 2018.11.PL.100 - Location plan

Drawing No. 2018.11.PL.102 - Existing plans

Drawing No. 2018.11.PL.103 - Existing elevations

As received 12 February 2019

3. RELEVANT PLANNING HISTORY

180036/HOU - Erection of single-storey side and rear extension. APPROVED 2 March 2018

121638/FUL - Demolition of existing garage and erection of new single and two storey side extension. APPROVED 12 September 2012

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter, with both neighbours submitting a response:*

68 Woodcote Way, Caversham, Reading, RG4 7HL - **Objection** - The neighbour is concerned that the proposal would result in terracing the dwelling by the inclusion of a party wall, and would therefore detract property values.

64 Woodcote Way, Caversham, Reading, RG4 7HL - **Support** - As they are currently undertaking an extension which would mitigate the potential impacts, they have no objections.

The planning merits of each submission will be considered, noting that effect on property values are not a valid planning consideration.

4.2 Transport

The Council Transport Team has considered the proposal and raises no objections, subject to conditions.

5. 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.

6. 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 Development Framework Core Strategy (2008)

CS7 (Design and the Public Realm)

Sites and Detailed Policies Document (2012)

DM4 (Safeguarding Amenity)

DM9 (House Extensions and Ancillary Accommodation)

SPG/SPD

A Design Guide to House Extensions SPG

7. APPRAISAL

7.1 Scale, appearance and design

The proposed development includes a two-storey side extension which, although only being 2.3m in width, would extend the dwelling to the adjoining property boundary. The proposed two storey extension would be set back from the front elevation of the existing house, as well as being set down from the apex of the existing gabled roof. In addition to the two-storey side

extension, the proposal incorporates a new front porch, and single-storey front extension with a lean-to roof structure in front of the two-storey portion.

The works to the rear of the property include a single-storey rear extension for the portion along the property boundary to number 64 Woodcote Way, which joins the existing first floor extension to the rear, resulting in a full width ground floor extension. In addition, the proposal includes a part two-storey rear extension which is set off the property boundary to number 64. The two-storey portion is proposed to be predominantly over the new ground floor extension and include a gable end feature. The apex height of the proposed rear extension would be lower than the existing house and the proposed side extension.

Policy CS7 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. DM9 'House extension and ancillary accommodation' states that an extension will be acceptable where it: respects the character of the house, respects the pattern of neighbouring properties, and does not present a large blank façade to public area. The development site is within an area made up of predominantly semi-detached properties. The attached dwelling (no. 68) received planning consent for a two-storey side extension circa 2012 (ref: 121638) which has been implemented. The resultant built form unbalances the pair of semi-detached dwellings. The proposal would be of a similar size and scale as viewed from the street, although it would contain a front porch and single storey front extension. The proposal also seeks approval to change the materials on the upper storey, and continue that around the entire dwelling. This would remove the existing pebbledash, and replace it with render. It is considered that the proposed development would re-balance the set of dwelling, and remain similar in appearance to the existing materials.

The SPD 'A design guide to house extensions' provides guidance on design considerations for two-storey side extensions, which outlines that an extension should be designed to respect the existing dwelling in terms of scale, and height and appear subservient to it. It also outlines the importance of maintaining the existing gaps between properties. Although the proposed development would be built up to the adjoining property boundary with the potential of creating a terracing affect contrary to the SPD, the adjoining no.64 has been granted approval for a single storey side extension which is a material consideration in assessing this application. As the adjoining extension is currently single storey, both properties contain single storey garage extensions (at the time of visiting the site) built to the boundary. And as such, the two-storey component is not considered to create a harmful terracing effect, and is similar in appearance to the adjoining property (no. 68). The additional front porch and single storey front extension is also considered to reflect the design of other properties within the locality and would be acceptable.

The applicant's agent confirmed by e-mail on 11 April 2019 that an agreement has been made between the owners of no's 64 and 66 to enter into a party wall agreement to facilitate additional space within the respective extensions. As such, the proposal at current would not be wholly within the property boundary, with the party wall straddling the boundary, and the guttering would overhang no. 64. The applicant has served notice on the owners of the land to which this relates. The proposal would result in a practical solution to the boundary, and result in less works being undertaken near the boundary. The proposed overhang would only marginally overhang the adjoining property and would not detrimentally impact or inconvenience the occupants of this property . Although not generally an encouraged relationship, it is appropriate in this instance due to the works occurring on a similar time scale.

7.2 Amenity

DM4: Safeguarding Amenity states an extension to a house will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties. The proposed development includes a two-storey portion adjoining the property boundary, and a side extension with a total length of 12.6m along the property boundary. The existing dwelling at no. 64 contains a kitchen window facing directly toward the proposed extension, and is the only outlook from the kitchen at no.64. The extension would be visually dominant and overbearing in terms of the existing situation. The approval of the single storey extension an no.64 (ref:120036), which forms a material consideration would remove this window, and not include any additional windows facing no.66. In addition, the approved extension would share a wall with the proposal for 8.2m of the 12.6m leaving ~4.4m of a single storey extension beyond that, and a two-storey extension setback 1.6m from the property boundary.

The total depth of the extension from the rear wall of the original dwelling would be 3m to align with the existing extension, which is less than the generally accepted 4m extension as per the SPD. The two-storey component has been designed to consider the location of adjoining habitable windows. The extension is set at less than 45 degrees from the midpoint of any window of a habitable room in each adjoining dwelling. As such, it is considered to not adversely affect the amount of light reaching these windows or affect outlook in any significant way.

8. CONCLUSION

The proposed development has been assessed and the proposed works are considered to be in accordance with the above relevant policies and planning permission, and in consideration all material considerations should be granted.

9. RECOMMENDATION

GRANT

10. CONDITIONS

1. Standard time limit
2. Standard approved plans
3. Materials to be as proposed
4. Parking to be provided prior to occupation
5. Specific window to be retained as obscure glazing