

## **DELEGATED HOUSEHOLDER APPLICATION REPORT**

**Application No:** 191339/HOU

**Address:** 1 Cherry Grove

**Applicant:** Mr & Mrs Howlader

**Proposal:** Single storey side extension, front porch and widened driveway (amended description)

**Target date:** 28/10/19

**EOT:** 20/11/19

**Case officer:** Connie Davis

### **Site Description and Surrounding Area:**

The application site is an end of terrace property located on the eastern side of Cherry Grove. The road is characterised by small terraces (comprising of 4 properties) and semi-detached properties which are all of similar, contemporary design. The application site is the first property in Cherry Grove when approaching from Blagdon Road and is set slightly forward of the immediate neighbouring property. Properties are arranged so that of the set of 4 houses, the two central ones are set further back than those either end. The two central properties also have porches.

The application site is not listed, nor in a conservation area.

### **Proposal:**

Planning permission is sought for a single storey side extension, front porch, and widening of the driveway.

The side extension would have a width of 4m, depth of 6m, eaves height of 2.3m and maximum height of 2.7m. It would have a hipped roof and would be set back from the front elevation of the property by just over 0.2m. Two windows would be placed in the front elevation, one on the side, and one at the rear (along with a back door).

The porch would have a depth of 1m, maximum height of 3.5m and width of 2.5m. It would have a gable roof.

In addition, the driveway is proposed to be widened to accommodate 2 vehicles.

### **Plans Considered:**

19/747-03 - Existing Elevations

19/747-02 - Existing Ground Floor Layout

Received 13<sup>th</sup> August 2019

19/747-01 Rev C - Site/ Location Plan

19/747-05 Rev C - Proposed Elevations

19/747-04 Rev C - Proposed Ground Floor Layout

Received 15<sup>th</sup> November 2019

### **Relevant Planning History:**

## **Consultation Responses:**

### **Internal Consultation**

#### **Transport**

The RBC transport officer reviewed the proposal and based on the amended plan (19/747-01 Rev B) illustrating 2no parking spaces and a 5m dropped kerb, there is no objection subject to the condition below. The amended plan illustrates that the lamp column will be relocated to accommodate the widened dropped kerb.

#### Conditions

##### **1) DC1 Vehicle parking space provided in accordance with approved plans**

The building(s) hereby permitted shall not be occupied until all vehicle parking space(s) have been provided in accordance with the approved plan. The space(s) shall be kept available for parking at all times thereafter.

Reason: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users to accord with Policy TR5 and TR3 of the Reading Borough Local Plan (2019)

2) The extension approved under application no. 191339 shall not be occupied until the access has been constructed and the lamp column has been relocated in accordance with the approved drawing, and in compliance with the requirements of the Local Planning Authority for work carried out within the public highway in accordance with Policy TR1 and TR3.

Reason: To ensure that adequate access to parking spaces is provided.

#### Informatives

##### **IF3 Highways**

i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.

ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.

The Council's Highways section should be contacted to agree the relocation of the lamp column. Any works shall be completed by the Council's approved contractor with the right accreditation to do the work. The contact for SEE is Steve Clark on 01189126688. Any costs associated with the relocation of the lamp column will be at the owners expense.

### **External Consultation**

The following addresses were formally consulted via letter on 15/08/19:

3 Cherry Grove  
149, 151, 153, 155 and 157 Linden Road

In addition, a site notice was sent to the agent on 15/08/19

No responses were received.

### **Discussions with applicant/ agent**

The agent provided amended plans to satisfy the initial concerns raised by transport officers. This saw the plans relocate an existing lamp column to allow the widened driveway. In addition, the extension was amended to set the side extension back in line with the front elevation of the main house (rather than in line with the proposed porch). After a series of email exchanges, a setback of 225mm was provided for the side extension.

### **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  
H10 Private and Communal Outdoor Space  
TR3 Access, Traffic and Highway Related Matters

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 proposed porch and side extension are considered acceptable in terms of design and scale, as discussed further in the report.**
  - 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 property is at the end of a small terrace with no neighbour to the north. As such, the extension is not considered to conflict with neighbouring properties.**
  - Invade the privacy of neighbouring properties through overlooking from windows or balconies; **No -**
  - Detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **No, the side extension and porch would be visible within the street scene. At present, properties within the road are of similar design and age with front extensions not being a prominent feature of the road. However given that the property is located on an end of terrace, and the side extension would not extend forward of the front building line, it is on balance not considered to cause detrimental impact to the wider street scene. The porch is also not considered to detract from the street scene to an unacceptable degree. The proposed porch roof form will be in keeping with the main house.**
  - Detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **No, materials have been selected to match the host dwelling.**
- 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**
- 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.**

### **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. TL1 - 3 year time limit.
2. Plans
3. Matching Materials
4. Parking Spaces
5. Re-location of lamp column

#### **Informatives**

1. Building Control
2. Construction & Demolition
3. Terms
4. Encroachment
5. Positive and Proactive
6. Highways

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