

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Thames

App Ref: 182127/HOU

Address: 23 Gravel Hill

Proposals: Substantial demolition of the existing dwelling, upward extension, erection of single storey rear extension, new porch, and two-storey side extension.

Case Officer: Mr Anthony Scholes

Applicant: Tracy Saiao

Date received (valid from): 11 December 2018

Target Decision date: 30 January 2019

Extension of Time: 25 July 2019

1. INTRODUCTION

The proposal relates to a detached bungalow, which is located on the northern side of Gravel Hill. The site is elevated from the road by approximately 2m. The site also comprises a brick built detached garage, a brick built detached workshop, a shed and a greenhouse.

The existing ground floor consists of two bedrooms, one bathroom, a dining room, kitchen, living room, entrance hall, and rear conservatory (including a second W.C)

2. PROPOSAL AND SUPPORTING INFORMATION

This proposal seeks permission for the remodelling of an existing detached dwelling through extensions and alterations. All existing bedrooms will be moved to a newly created first floor.

The proposed ground floor will consist of an entrance lobby, a lounge room, study/playroom, kitchen, W.C. and utility room. The proposed first floor will consist of three bedrooms (one with an en-suite) and one communal bathroom. The bedroom with the en-suite is proposed to have a large central window with nearly full height glazing for the front facing gable.

The proposal will result in an increase in the height of the dwelling by 1.78 metres. The applicant has proposed render and timber cladding, but has not specified full details of materials.

3. RELEVANT PLANNING HISTORY

App No.	Description	Outcome
191025	Demolition of existing garage and erection of new detached garage	Under consideration

4. CONSULTATIONS

- 4.1 The following addresses were consulted by letter:
21 & 25 Gravel Hill
5 Albany Gardens

- 4.2 A site notice was displayed at the property. Two letters of objection were received and are summarised below:

- Privacy/overlooking concerns;
- Design and materials being inconsistent with area;

- Visual dominance and overbearing effect on area; and
- Construction noise & dust

4.3 Internal Consultations
Ecology Department
 No objections.

Equality Act

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.

5. 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

6. APPRAISAL

DM9 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 proposal involves the erection of a first floor over the top of the existing property. This will change the scale, design and proportions of the original building; however the proposed changes are not considered to be detrimental, or detract from the appearance of the original house.

- reduce the amount of usable amenity space for the property to an unacceptable degree; **NO** - although the footprint of the property will increase slightly, this is not excessive, and the property will retain a large amount of amenity space.
- 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 the street as a whole in terms of scale, location, materials and design, and any important existing building line; Respects neighbour's amenities and does not present 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 closest neighbouring property (No.25) is a bungalow with loft accommodation, and does not have any side facing windows. In addition to this, given the orientation of the application property, the addition of a first floor will not cause any detrimental harm upon the amenity of neighbouring properties in regards to overshadowing.
- Invade the privacy of neighbouring properties through overlooking from windows or balconies; **NO** - There are two proposed windows the rear elevation which would provide some views towards the end of the garden of no's 21 and 25. The rear facing windows would serve a bathroom and bedroom. The windows would offer oblique views across the rear portion of the garden, which is considered acceptable and would not be different to the existing arrangements of other houses in the area. The proposed development would include two front facing windows including a large full height window serving the main bedroom infilling the majority of the front facing gable end wall. Concerns have been raised by representation on the impact of privacy from the properties in Merthyr Vale, including to rear windows and back garden area. The distance between the proposed front elevation and the rear of the closest property (No.1 Merthyr Vale) would be approximately 30m. While the concerns are acknowledged and have been considered, Policy DM4 states that a back-to-back distance of 20 metres between dwellings is usually appropriate. As the distance in this case is greater than 20 metres, the fact that there are no windows directly facing Gravel Hill at 1 Merthyr Vale, and the angle of the rear façade to the façade of the proposal would be oblique, its considered that the proposal would not result loss of privacy in this instance. Additionally, the large front facing window could reduce privacy of the residents of the proposal. The window is serving a bedroom, and the ability for the applicant to manage the privacy via curtains, or other means is considered acceptable and common for a bedroom fronting a street.
- Detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **NO** - the majority of the properties in the area are two storey, with the two adjoining and host dwelling be the exception, there are wide variety of materials including tile hanging, render and brickwork. The proposal to add a first floor to this property will not detract from the character of neighbouring properties, and the proposed materials, including timber cladding to a portion is consider to reflect the timber cladding in the existing dwelling, and not detract from the appearance of the area. A condition is recommended to be attached to require details of the proposed timber cladding to be approved, as there are concerns over the durability of the materials.
- Detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **NO** - There are wide variety of materials including tile hanging, render and brickwork. The proposal involves the use of timber cladding and render; which are used in the existing dwelling and surrounding properties in the local vicinity.

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. This has been assessed and it is considered the proposal would not cause a significant detrimental impact to the living environment of any existing or new occupiers or neighbours.

7. 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 appearance of the original building or neighbouring properties or amenity. As such the proposed works are considered to be in accordance with the above relevant policies and permission can be granted.

8.0 RECOMMENDATION

Application Permitted subject to conditions and informatives