

DELEGATED APPLICATION REPORT

Application No.: 191068

Address: 69a Hamilton Road

Proposal: Construction of single storey rear extension, rear dormer alterations, installation of soil vent pipe at rear, landscaping works and associated alterations (part retrospective)

Case officer: Connie Davis

Target Date: 27/08/19

Site Description and Surrounding Area:

The property is a detached two storey converted coach house originally serving no. 71 to the south on the eastern side of Hamilton Road. It is sited forward of the building line of no 69 to the north. To the rear is a small garden and to the south is an access way to a group of dilapidated garages. To the north and south the residential properties are large two storey dwellings. The wider area is characterised by a mix of properties detached, semi-detached houses and purpose built flats.

A Leylandii tree to the front of the property was recently removed under permission 180371/TCA.

It is within the South Park Conservation Area and the group 63-71 Hamilton Road is described as an important building group as follows "Interesting mix of larger detached Victorian properties, but including two small modern infills arguably not in keeping with the character of the Conservation Area (but pre-dating its designation). Number 63 is particularly prominent, with a tile hung frontage and stained glass windows, and having a virtually identical twin at number 69. Between them, numbers 65 (red brick) and 67 (grey brick) form a distinct contrast. Number 67 appears to have benefited from recent attention, including pale blue paint to ground floor masonry and new wall, railings and gate piers."

Proposal:

The development involves:

- 1) A single storey mono-pitched rear extension which would measure a depth of 1.8m, width of 3.5m, eaves height 2.3m and maximum height 3.1m (works have commenced prior to this application)
- 2) Raising of the maximum height of the rear dormer from 1.5m to 2.4m (this has been completed)
- 3) Installation of a rear vent pipe which would measure 3m in height
- 4) Landscaping works to the front of the property (these have commenced prior to this application). This involves removing the hard standing driveway and replacing with soft landscaping and an extended front boundary wall.

Plans considered:

- 18002-PL-10 - Location & Block Plans
- 18002-PL-12 - Existing Elevations
- 18002-PL-11 - Existing Site & First Floor Plans
- 18002-PL-14 - Proposed Elevations
- 18002-PL-13 - Proposed Site & First Floor Plans

Received 3rd July 2019

Relevant Planning History:

180646 - Erection of a front gabled bay extension, flat roofed rear dormer, replacement boundary wall and gates (amended) Granted 20/6/18

180371 - Fell conifer tree on frontage - Agreed 2/3/18

Consultation

Internal Consultees

Natural Environment

The Natural Environment Officer recommended standard landscaping and boundary treatment pre-commencement conditions. More specifically:

The changes, compared to that approved under 180646, are positive in that the current proposal allows the whole of the frontage to be garden by moving the parking space to the rear. This change will be beneficial to the conservation area by introducing further soft landscaping to the street frontage.

The tree and tree pit on the frontage were approved under 182155/APPCON as required by condition 5 of 180646. This current application allows for further landscaping which should be secured via condition along with hard landscaping and boundary treatment if not agreed prior to a decision.

Officer comment: *It is noted that the development has already commenced without permission and therefore pre-commencement conditions cannot be attached to the permission. The conditions have therefore been revised to state that within 6 months of permission being granted, landscaping and boundary treatment details shall be submitted and approved by the local authority.*

Ecology

The application site comprises a converted coach house where it is proposed to erect a single storey extension. As per the photographs included in the Design and Access Statement, the building appears to be in a good condition and it is unlikely that features potentially suitable for use by roosting bats will be affected by the proposals. This is also considering the poor suitability of the neighbouring habitat for use by commuting or foraging bats.

As such, since the proposals are unlikely to adversely affect bats or other protected species, there are no objections to this application on ecological grounds.

Transport

This application seeks to further extend the property. The Design and Access Statement and the submitted Proposed Site Plan 18002- PL-13 illustrates that the off road parking space in the front garden area (which was initially proposed in application 180646 and shown in the Existing Site Plan 18002-PL-11) is now to be returned to landscaping as alternative parking is to be provided in a garage at the rear of the property accessed via an existing dropped crossing and private road at the side of the property which is within the ownership of the applicant. The dropped crossing from Hamilton Road, serving the parking area in front of the house will need to be reinstated and realigned with the public footway; this will be covered by way of condition and will require a license from the Highways Department.

There are no Transport objections to this application as parking is to be provided within a dedicated garage; in addition to this, Hamilton Road is to be included into the Councils Residential Parking permit Scheme, therefore any unauthorised on street parking can be monitored and regulated via the rules and regulations of the scheme which is planned to come into effect in August/September 2019.

Condition:

Access closure with reinstatement

The existing access to the site shall be stopped up and the footway(s) and verge shall be reinstated to the satisfaction of the Local Planning Authority.

Reason: In the interests of road safety and maintenance of the highway in accordance with Core Strategy Policy CS20 and Sites and Detailed Policies document Policy DM12.

Informative - IF3- Highways

External Consultation

The following addresses were formally consulted via letter on 03/07/19:

69 and 71 Hamilton Road

A site notice was erected on 04/07/19 and a press notice published on 11/07/19. One response was received (objection) and the following concerns were raised (in summary):

1) Loss of light/outlook of dining room window

Officer comment: Whilst acknowledged the proposed extension would be visible from the side dining room window, the boundary wall which separates the property is already a substantial height and therefore outlook/ light is already somewhat blocked. The dining room also benefits from a second, large window so light to the room will still be retained. A site visit was carried out by the case officer as part of the assessment of this issue.

2) Increase in height of previously approved rear dormer

Officer comment: It was noted that the dimensions of the approved rear dormer under application 180646 are to be increased under this application from 1.5m to 2.4m. This has change has already been implemented.

The increase in height of the rear dormer is not considered to cause an adverse impact on neighbouring amenity. It is understood that the objector raised concern that the increase in height of the dormer (which has resulted in slightly larger windows being inserted) would invade the privacy of their rear garden. However, on balance, this is not considered a substantial invasion of privacy. An element of overlooking in to rear amenity spaces from the first floor rear windows of neighbouring properties is the case in most residential developments; the proposal is not significantly worsening the previously approved situation.

3) Impact on Conservation Area

Officer comment: The proposed extension will not be visible from the street scene and therefore is not considered to cause substantial harm to the setting of the conservation area. It is acknowledged that the boundary works (extension of the front boundary wall) means that the front garden would be fully enclosed, which does differ from other properties on the street. However within the South Park Conservation Area Appraisal it states that properties within the conservation area have removed "front garden walls and/or railings to provide frontage parking". The loss of original brick walls and/or railings to create frontage parking is also described as one of the negative features of the conservation area within the appraisal. Therefore reverting back to installing a solid boundary wall with appropriate landscaping is considered acceptable and in line with original features of the conservation area. It is also pertinent that there are a wide variety of different front boundary treatments in close proximity to the application site.

4) Reducing residential amenity space to an unacceptable degree

Officer comment: *It is acknowledged that the amount of rear amenity space will be reduced from 16.02sqm to 11.23sqm. However the site will benefit from increased amenity space at the front of the property (24.8sqm). This will mean the property would have a proposed amenity space which in total measures an area of 36.03 sqm.*

The existing front garden (not including the tarmacked area for parking) measured an area of 12.04sqm, which combined with the rear garden space, means that the property currently has amenity space that measures 28.06sqm.

This means that the proposal is in fact increasing the amount of amenity space and soft landscaping, although it is acknowledged that this will be more heavily orientated at the front of the property.

Reading Conservation Area Advisory Committee (CAAC)

Formally consulted; no response.

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'.

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

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

National Planning Policy Framework (2019);
National Planning Policy Guidance (2014 onwards);

Reading Borough Local Development Framework Core Strategy (2008)

CS7: Design and the Public Realm

CS24 Car / Cycle Parking

CS33 Protection and Enhancement of the Historic Environment

CS36 Biodiversity and Geology

CS38 Trees, Hedges and Woodlands

Sites and Detailed Policies Document (2012)

DM4 Safeguarding Amenity

DM9 House Extensions and Ancillary Accommodation;

DM12 Access, Traffic and Highway Related Matters

DM18 Tree Planting

Supplementary Planning Guidance:

A Design Guide to House Extensions (2003)

Revised Parking Standards and Design SPD (2011)

Other relevant guidance:
South Park Conservation Area Appraisal (2008)

Appraisal Checklist:

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 proposed development is considered acceptable in terms of scale in relation to the host property. Materials have also been selected to match the existing.***
- Reduce the amount of usable amenity space for the property to an unacceptable degree; ***No, see earlier discussion responding to external consultation responses. Although rear amenity space will be lost, this is compensated by increased amenity space at the front of the property.***
- Require the loss of trees in the garden or put significant trees at risk; ***No, however landscaping conditions will be attached to the planning permission.***

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 concerns of the neighbouring dining room window have been addressed earlier in the report. The side window is already blocked by the boundary wall. The dining room is also served by another window so, on balance, light levels are not considered to be impacted to an unacceptable degree.***
- Invade the privacy of neighbouring properties through overlooking from windows or balconies; ***No, as discussed earlier in the report. The rear facing windows of the dormer are not considered to invade the privacy of the adjacent property (no. 69) to an unacceptable degree.***

DM4 states: Development will not cause a significant detrimental impact to the living environment of existing or new residential properties, in terms of:

- Privacy and overlooking; **NO (see above)**
- Access to sunlight and daylight; **NO (see above)**
- Visual dominance and overbearing effects of a development; **NO**
- Noise and disturbance; **NO**
- Artificial lighting; **NO**
- Vibration; **NO**
- Dust and fumes; **NO**
- Smell; or **NO**
- Crime and safety. **NO**

Other matters

Transport, landscaping and ecology matters are considered appropriate subject to conditions (where appropriate), as outlined in the internal consultation responses section above.

RECOMMENDATION

GRANT subject to conditions and informatives.

Proposed Conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

18002-PL-10 - Location & Block Plans

18002-PL-14 - Proposed Elevations

18002-PL-13 - Proposed Site & First Floor Plans

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2. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building and be as shown on the approved plans.

Reason: in the interests of ensuring that the new development appears in keeping with the existing building, in accordance with Policy CS7, CS33, and DM9

3. The existing access to the site shall be stopped up and the footway(s) and verge shall be reinstated to the satisfaction of the Local Planning Authority.

Reason: In the interests of road safety and maintenance of the highway in accordance with Core Strategy Policy CS20 and Sites and Detailed Policies document Policy DM12.

4. Within 6 months of the date of this permission, details of both hard and soft landscaping have been submitted to and been approved in writing by the local planning authority. The submitted details shall include:

- (a) hard surfacing materials; and
- (b) proposed and existing functional services above and below ground (e.g drainage, power, communications cables, pipelines etc. indicating lines, manholes etc); and
- (c) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate.
- (d) Tree pit specifications.

Reason: in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CS7

5. The hard and soft landscaping of the development hereby permitted shall be carried out, in accordance with the approved landscaping plans and documents. The hard landscaping shall be completed before occupation of the rear extension hereby approved. The soft landscaping shall take place no later than during the first planting season following the date when the development hereby permitted is ready for occupation or in accordance with a timetable agreed in writing with the Local Planning Authority.

Reason: in the interests of the character and appearance of the new development and in accordance with Policy CS7

6. All planted materials shall be maintained for five years and any trees or plants removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting

shall be replaced with others of similar size and species to those originally required to be planted.

Reason: in the interests of the character and appearance of the new development and in accordance with Policy CS7

7. Within 6 months of the date of this permission, a plan indicating the positions, design, materials and type of boundary treatment to be erected shall be submitted to and have been approved in writing by the local planning authority. Where appropriate consideration should be given to biodiversity with gaps provided to allow wildlife to move between sites. The boundary treatment shall be completed, in accordance with the approved plan, before the rear extension hereby approved is occupied or otherwise, in accordance with a timescale for which the prior written approval of the local planning authority has been obtained.

Reason: In order to protect the privacy of adjoining and future occupiers and in the interests of the visual amenities of the locality and local wildlife in accordance with Policy CS38, Policy CS7, Policy CS36.

Informatives:

Terms and conditions
Building regulations
Encroachment
Complaints re noise during construction
Highways
Positive and proactive

1HA - not TL1 as part retrospective