

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Kentwood

App Ref: 190203/HOU

Address: 2 Elsley Road

Proposals: First floor extension to create first floor accommodation and two-storey extension

Case Officer: Mr James Overall

Applicant: Siobhan Francis

Date received (valid from): 5 February 2019

Target Decision date: 2 April 2019

Extension of Time: 28 May 2019

1. INTRODUCTION

The proposal relates to a detached bungalow, which is located on the northern side of Elsley Road. It forms the corner plot where Elsley Road meets Oxford Road. 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 three bedrooms (one with an en-suite), one communal bathroom, a dining room, kitchen, living room, and entrance hall.

The site has two driveways, one from Oxford Road and one from Elsley Road. Both of these accesses are gated. The Oxford Road access appears to serve the workshop building.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for a first floor conversion, which requires extensions. The proposal will significantly alter the ground floor as the bedrooms will be moved to the proposed second floor. The proposed ground floor will consist of an entrance lobby (linked with the corridor), a large living room, study, kitchen, bathroom and utility room. The staircase will be in the entrance lobby.

The proposed first floor will consist of four bedrooms (two with en-suites) and one communal bathroom. The bedrooms with the en-suites are proposed to have balconies. These bedrooms are the ones, which are front facing.

The proposal will result in a maximum height increase of 1.82 metres.

The proposed alterations will be visible from the front of the property, although gates and trees on the boundary will obscure it to some degree.

The proposed materials will consist of:

- Walls - Ground floor: Render; First floor: Red Brick
- Roof - Plain Tiles
- Windows - White uPVC
- Doors - White uPVC

Plans considered:

Plan Type	Description	Drawing Number	Received
Location Plan		PL-01 Rev A	30 th May -19
Topographical Survey		PL-02 Rev A	30 th May -19
Block Plan	Existing & Proposed	PL-03 Rev A	30 th May -19

Site Plan	Proposed	PL-04 Rev A	30 th May -19
Ground Floor Plan	Existing	PL-05 Rev A	30 th May -19
Elevations	Existing	PL-06 Rev A	30 th May -19
Ground Floor Plan	Proposed	PL-07 Rev A	30 th May -19
First Floor Plan	Proposed	PL-08 Rev A	30 th May -19
Roof Plan	Proposed	PL-09 Rev A	30 th May -19
3D Images	Proposed	PL-10 Rev A	30 th May -19
Elevations	Proposed	PL-10 Rev A	30 th May -19
3D Images	Proposed	PL-11 Rev A	30 th May -19
3D Images	Proposed	PL-12 Rev A	30 th May -19

3. RELEVANT PLANNING HISTORY

App No.	Description	Outcome
121696	Extensions to existing bungalow, including raised roof to create first floor bedroom accommodation and two balconies.	Application Permitted on 11 Jan-13
130165	Certificate of lawfulness for proposed garage and workshop	Application Agreed on 29 Apr-13
151728	Extensions to existing bungalow, including raising the roof to create first floor bedroom accommodation & two balconies.	Application Returned
152267	Extension to existing bungalow including raising the roof to create first floor bedroom accommodation and two balconies.	Application Permitted on 16 Jun-16
170376	Demolition of existing bungalow and garage and construction of a new 5-bed house and double garage.	Application Permitted on 4 May-17

4. CONSULTATIONS

4.1 The following addresses were consulted by letter:

6 Elsley Road
3 Fernfale Close
Roebuck Cottage, 1045 Oxford Road

4.2 No letters of representation were received.

4.3 Internal Consultations

Ecology Department - *“The bat survey has been undertaken to an appropriate standard and concludes that the risk of bats being affected by the proposals is low and it is unlikely that conditions at the site have since changed [since the last permission 2017] However due to two features potentially suitable for use by roosting bats it does however recommend that the southern roof is stripped under the supervision of a licensed bat ecologist and you should therefore include...[a] condition [to secure this]”.*

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.
- 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.6) is a two storey property, 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 - The majority of the windows and balconies will not overlook any private amenity space. There are two proposed windows on the western (rear) elevation which would provide some limited views towards the end of the garden of no. 6. The bathroom window would be obscure glazed and there is a bedroom window which would offer oblique views across the rear portion of the garden, which is considered acceptable especially since there is an established hedge and tree boundary and would not be different to the existing arrangements of other houses. A condition is recommended to remove the pd rights for any further windows on this elevation and a further condition to ensure that the bathroom window, which is nearer to No.6 is retained as obscure glazed and non-opening above 1.7m.
- 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 and 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 will also fit in.
- 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 brickwork and render; which are both used on 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