

DELEGATED APPLICATION REPORT

Address: 246 Peppard Road

Application No: 181829 / HOU

Proposal: Demolition of garage and shed and erection of ground floor extension to rear (amended description).

Applicant: Mr & Mrs Clark

Date received (valid from): 21/10/2018

Target Decision date: 16/12/2018

Agreed Extension of Time: 18/01/2019

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a two storey semi-detached dwelling on the east side of Peppard Road. The application site includes off road parking to the front of the property and a rear amenity area approximately 40m deep and 9m wide. The rear amenity area contains two outbuildings along the northern boundary.

The surrounding area is predominantly residential with semi-detached dwellings of a similar style and design to the application property. There is also a garage (currently a Seat dealership) nearby at 236 Peppard Road.

The application building is not listed, nor is it within a conservation area.

2. The Proposal

Householder planning permission is sought for a single storey rear and side extension. The rear and side extension proposed would project up to 9.9m from the existing rear elevation. The extension would project 1.5m beyond the existing side elevation and a 1m gap to the common boundary would be retained.

It was originally proposed that the rear extension would project 10.9m beyond the existing rear elevation and that a flat roof dormer would be added to the rear elevation. Following discussion with officers the proposal was amended and the dormer element was deleted and overall length of the extension reduced (as described above).

3. Consultation

Neighbours consultation:

No.s 244 & 248 Peppard Road have been notified of the application and a site notice has also been displayed at the site.

No responses have been received.

Transport consultation:

The RBC Transport Development Control Advisor has provided the following consultation response:

The loss of the detached garage located at the rear of the property will result in the loss of a parking place as well as parking along the side of the property; however plans have been submitted illustrating off road parking provision at the front of the property on an area of hardstanding served by an existing dropped kerb which conforms to the Councils current standard and is therefore deemed acceptable.

There are no Transport objections to this application.

DC1 Vehicle parking space provided in accordance with approved plans

The extension 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 CS24 and Policy DM12.

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.

I24 Do not damage the verge

You are advised to avoid the use of the grass verges for development related activity, e.g. storage of materials, due to the resulting potential harm to important street trees.

4. Plans and Documents Considered

The Council, in reaching its recommendation, has taken into consideration the following plans & documents:

Drawing No.:

- 1829/PL/01 - Location Plan
- 1829/PL/02 - Block Plan
- 1829/PL/03 - Site Plans
- 1829/PL/04 Rev. A - Existing Plans
- 1829/PL/05 Rev. A - Existing Elevations
- 1829/PL/06 Rev. B - Proposed Plans
- 1829/PL/07 Rev. B - Proposed Elevations
- Design and access statement for 246 Peppard Road, Caversham. Mr and Mrs Clark.

As received: 21/10/2018

Drawing No.:

- 1829/PL/03 Rev. B - Site Plans
- 1829/PL/06 Rev. F - Proposed Plans
- 1829/PL/07 Rev. D - Proposed Elevations

As received: 25/03/2019

5. Relevant Planning History

None.

6. 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.

7. Relevant Planning 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. The Development Plan for Reading relevant to the application site comprises the Reading Local Development Framework '*Core Strategy*' 2008 (Altered 2015) and '*Sites and Detailed Policies Document*' 2012 (Altered 2015).

The '*National Planning Policy framework*' ('NPPF') 2012 states clearly that its content is to be a material consideration in the determination of applications. The 'NPPF' states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Core Strategy and Sites and Detailed Policies Document) according to their degree of consistency with the 'NPPF' (the closer the policies in the plan to the policies in the 'NPPF', the greater the weight that may be given). Accordingly, the 'NPPF' and the following development plan policies and supplementary planning guidance are relevant:

8. Relevant Policies

The application has been assessed against the following policies:

National

National Planning Policy Framework;
National Planning Policy Guidance;

RBC Local Development Framework

Core Strategy 2008 (Altered 2015)

CS7 Design and the Public Realm

CS24 Car/cycle parking

Sites and Detailed Policies Document 2012 (Altered 2015)

DM4 (Safeguarding Amenity)

DM9 (House Extensions and Ancillary Accommodation)

DM10 (Amenity Space)

DM12 (Access, Transport and Highway-related matters)

Supplementary Planning Guidance - A Design Guide to House Extensions (2003)

9. Appraisal

Design, impact on the host dwelling, character of the area and street scene

A single storey rear and side extension is proposed. It would have a flat roof 2.9m high and would be set off the common boundary by 1m. To the rear the extension would be clad with orange/red cedar timber and with grey weatherboarding on the north side elevation. The extension would project 1.5m beyond the existing north side elevation and would be staggered to the rear, protruding 3.9m beyond the rear elevation to the south of the

application site and 9.9m beyond the existing rear elevation to the north of the application property.

The proposed extension would project beyond the existing side elevation of the application property and as such would be visible from the street scene along Peppard Road. Given the relatively modest projection beyond the side elevation, that the proposed extension is single storey, that the extension would be set back from the existing front elevation by 5m and that the application property is set back 16m from Peppard Road; the proposal is not considered to have any significant detrimental impact on the street scene along Peppard Road.

There are examples of flat roof rear extensions along Peppard Road in close vicinity to the application property. Notably these include no.s 242, 256 and 258 on the same side of the road as the application property and no.265, opposite the application site. As such, there is no objection to the principle of a flat roof extension in this location. The Supplementary Planning Guidance - A Design Guide to House Extensions states that planning permission will not normally be granted for rear extensions longer than 4m, but that exceptions may be accepted if the house and garden are capable of taking an extension of a longer depth. It is considered that the large rear garden (approximately 40m deep) and general scale of the application property are such that a longer extension could be acceptable in this specific instance. It is also noted that as part of the proposal the existing outbuildings to the rear of the property (the detached garage and shed) would be demolished, removing the existing built form in the rear garden and lessening the visual impact of the proposed extension.

As such, given the existing built form of the detached garage and shed, the generous scale of the application site and the existing predominance of flat roof single storey rear extensions in the general vicinity; on balance, the proposal is not considered significantly out of character with the host dwelling or surrounding area in terms of design or scale.

Whilst the materials proposed do not match the existing, the proposed extension is would not form a significant feature in the street scene (see above) and the proposed cladding is not considered significantly harmful to the character of the host dwelling or surrounding area.

The host dwelling would retain sufficient amenity space to the rear elevation, which is considered adequate for a dwelling of this size and relative to the character of amenity spaces to surrounding dwellings.

The proposal would therefore, on balance, accord with the general thrust of Policies CS7, DM9 and DM10.

Impact on neighbouring amenity

The neighbouring properties potentially affected by the proposed development are 244 and 248 Peppard Road, located to the south and north of the application property respectively.

With respect to the adjoined neighbour no.244, the proposed extension would project 3.9m to this side, be set off the common boundary by 0.1m and have a height of 3.1m. The proposed extension would be single storey and would not protrude more than the 4m noted in the SPG (when measured along the southern boundary with no.244), it is

considered that the proposed extension, whilst visible, would not appear unduly overbearing or result in a material loss of light to the occupiers of no.244.

With regards to no.248 to the north of the application property, the proposed extension would be set off the common boundary by 1m, would have a total depth of 13m and a height of 2.9m. However, due to the siting of no.248 relative to the application site and the existing rear extension, the proposed extension would project 4.8m beyond the existing rear elevation of no.248. Further, as the proposal includes the demolition of the existing garage and shed (that are set off the boundary with no.248 by 0.2m and 0.5m respectively), this represents a notable reduction in built form along the boundary. As such it is considered that whilst the proposal would appear somewhat overbearing to the occupiers of no.248, the 1m set off the common boundary (combined with no.248 being set off the boundary by 1.4m) and the reduction in built form along the boundary that, on balance, the proposed development is not considered to be significantly more harmful to the amenity of no.248 than the existing situation (in terms of visual dominance, overbearing impact and loss of light) to warrant the refusal of this application.

There is one side-facing window proposed in the north side elevation of the extension. As this would be at ground floor level and would not serve a habitable room, it is not considered to have any significant adverse effects in terms of privacy or overlooking. Similarly, two windows are proposed in the south side elevation of the rear extension. As these are at ground floor level and located 4m from the common boundary with no.244, it is not considered that the proposed development would have any significant adverse impact in terms of privacy or overlooking. As a flat roof is proposed it is considered necessary to include a condition stating that it shall not be used as a terrace without the grant of a separate planning permission.

Given the layout proposed, a condition is recommended stating that the extension hereby permitted shall not at any time be sold or let as a separate unit of accommodation, without the grant of a separate planning permission.

It is also noted that theoretically the proposed extension could be altered in the future to become a self-contained separate development. Although not the intention of the proposal, it is nevertheless considered necessary to include a condition specifying that the extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the use of the principal dwelling, 246 Peppard Road, as a dwellinghouse.

The proposal, on balance and subject to conditions, accords with Policy DM4.

Other Issues

Transport

As per the transport observations above, the proposals are considered appropriate subject to a condition and informatives.

Community Infrastructure Levy

The proposal would not be liable for the Community Infrastructure Levy (CIL).

10. Recommendation

Grant planning permission, subject to the following conditions:

Conditions

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission was granted.

Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The materials to be used in the construction of the external surfaces of this development shall be:

Ground floor extension:

Cladding - Orange/Red Cedar timber

- Grey Weatherboarding

Windows and Doors - Grey Aluminium Eco-Glazing

as shown on the approved plans or documents.

Reason: in the interests of ensuring that the new development appears in keeping with the existing building or surrounding area in accordance with Policy CS7 and Policy DM9.

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

Drawing No.:

- 1829/PL/01 - Location Plan

As received: 21/10/2018

Drawing No.:

- 1829/PL/03 Rev. B - Site Plans
- 1829/PL/06 Rev. F - Proposed Plans
- 1829/PL/07 Rev. D - Proposed Elevations

As received: 25/03/2019

Reason: because permission is granted in respect of the development as detailed in the approved plans only.

4. The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific planning permission from the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy DM4.

5. The extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the use of the principal dwelling, 246 Peppard Road, as a dwellinghouse.

Reason: To accord with the terms of the application, and to ensure that separate occupation of the extension/building would not detract from the amenities or living conditions of neighbouring residential properties (or the character of the locality) in accordance with Policies DM9 and DM4 .

6. The extension 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 CS24 and Policy DM12.

Informatives

1. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.
2. The applicant's attention is drawn to Building Regulations requirements. Please contact Building Control on 0118 937 2449 for advice.
3. The construction (and demolition) of the development will be subject to environmental health law and the applicant is referred to:
<http://beta.reading.gov.uk/environmentalprotection>
4. The decision to grant planning permission follows the positive and proactive consideration of the issues raised by this planning application.
5.
 - 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.
6. You are advised to avoid the use of the grass verges for development related activity, e.g. storage of materials, due to the resulting potential harm to important street trees.