

DELEGATED APPLICATION REPORT

Address: 129 Henley Road

Application No: 190534/HOU

Proposal: Two storey side extension following demolition of existing single storey garage.

Applicant: SK Design Consultants

Date received (valid from): 02/04/2019

Target Decision date: 18/05/2019

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a two storey end of terrace dwelling on the south side of Henley Road. The site includes a rear amenity area approximately 25m deep and 10m wide. There is an existing single storey attached garage to the east side of the main dwelling.

The surrounding area is predominantly residential although there is a short parade of shops including a bicycle shop and fish & chips takeaway opposite. The surrounding properties are mostly semi-detached and terrace housing of varying design and scale.

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

2. The Proposal

Householder planning permission is sought to demolish the existing single storey garage and erect a two storey side extension. The proposed extension would project 3.3m from the side elevation of the main house at two storeys. The proposal would have a hipped tiled roof to match the existing and would be set off the boundary to the east by 1m.

3. Consultation

Neighbours consultation:

No.s 127 & 131 Henley Road and 15 & 17 Anglefield Road have been notified of the application and a site notice has also been displayed at the site.

No responses have been received.

4. Plans and Documents Considered

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

Drawing No.:

- P1087-01 - Location & Block Plan
- P1087-02 - Existing Plans & Elevations
- P1087-03 - Proposed Plans & Elevations

As received: 03/04/2019

5. Relevant Planning History

At site:

None

123 Henley Road:

081314 - HOU - Two storey side extension - Application Permitted

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') 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

Sites and Detailed Policies Document 2012 (Altered 2015)

DM4 (Safeguarding Amenity)

DM9 (House Extensions and Ancillary Accommodation)

DM10 (Amenity Space)

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

The proposed extension would be to the side of the application property and as such would be visible from the street scene along Henley Road. Given that the extent of the existing garage, and that the proposed extension entails introducing a 1m gap to the common boundary with no.131 (as existing there is no gap to the boundary), the proposal is not considered to appear significantly out of character in terms of bulk or massing and would not appear unduly cramped.

Whilst addition built form would be added at first floor level, reducing the high level gapping between the terrace rows, a 1m gap to the boundary would be created and in the context of terrace housing along this side of Henley Road; the proposal would not appear significantly out of character with the street scene along Henley Road.

The application property is situated at the end of a short terrace (4 dwellings) and as such the impact of any extension upon the character of the terrace as a whole must be considered. In this instance the proposal is considered to be relatively modest in scale and would be finished with materials to match existing. The hipped roof proposed would have a pitch and ridge height to match the existing. It is also noted that a similar extension has been erected at no.123 (the other end of the terrace) and was permitted through application 081314.

Given that the proposed extension would take place entirely within the footprint of the existing garage, would project less than half the width of the main house, would introduce a 1m gap to the boundary with no.131, would have a roof form to match the existing and would be finished with materials to match existing; it is considered that the extension would satisfactorily respect the character of the host dwelling in terms of scale, design and materials.

The Supplementary Planning Guidance - A Design Guide to House Extensions (2003) states that: *'Two storey side extensions should normally be designed to be smaller in scale than the main house.'* It goes on to suggest that this can be achieved by setting the front elevation back from the front elevation of the original dwelling, maintaining the gap between neighbouring buildings and setting the ridgeline of the roof to the extension lower than the original house. The proposed extension would not be set back from the front elevation, nor would the ridge be set down from the existing. However, the proposal would reduce the overall footprint of the house and would increase the gap to the neighbouring property. As such, the proposal is considered to be smaller in scale than the host dwelling, despite not being set back or down. On balance, in this specific instance, it

is considered acceptable that the proposed side extension would not be set down from the existing ridgeline or set back from the original front elevation.

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 accord with Policies CS7, DM9 and DM10.

Impact on neighbouring amenity

The neighbouring properties potentially affected by the proposed development are 127 Henley Road and 131 Henley Road, located to the west and east of the application property respectively.

The proposed development would be to the east of the application property and as such would not impact upon the amenity or living environment of no.127.

With respect to no.131, the proposed extension would introduce a 1m gap to the common boundary and would be sited entirely within the footprint of the existing garage. Further, the extension would not project beyond the rear elevation of no.131 and as such would not have any detrimental impacts in terms of loss of light or overshadowing.

No side facing windows are proposed and so the extension would not have a significant detrimental impact in terms of privacy or overlooking. This will be secured via condition in relation to first floor level side elevation windows.

The proposal accords with Policy DM4.

Other Issues

The floor plans and application form indicate that the proposal would be to incorporate more internal space in the dwelling. However, the plans also show a separate door leading direct from the front amenity space to a dining room. It is plausible to envisage the proposed extension being converted at a later date into a separate dwelling. In order to manage this possible future scenario, a condition is included 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, as a dwellinghouse.

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 match those of the existing building.

Reason: To ensure that the new development appears in keeping with the existing building, in the interests of the character of the area, in accordance Policy DM9 of the Sites and Detailed Policies Document 2012 (altered 2015).

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

P1087-01 - Location & Block Plan

P1087-03 - Proposed Plans & Elevations

As received: 03/04/2019

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

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) no windows, other than those shown on the approved plans shall at any time be placed in the first floor level east side elevation of the extension hereby permitted without the grant of a separate 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, No. 129 Henley Road, as a dwellinghouse.

Reason: To accord with the terms of the application, and to ensure that separate occupation of the extension 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.

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 and issuing the decision within the statutory time period.