

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 191471 /HOU

Address: 60 Western Elms Avenue

Applicant: Mrs Valentina Xhilaga

Proposal: Two storey side extension, two storey rear extension and hipped roof to gable

Target date: 05/11/19

EOT: 05/12/19

Case officer: Connie Davis

Site Description and Surrounding Area:

The application site is a two storey detached dwelling on the western side of Western Elms Avenue. It has a hipped roof. To the south, the site lies adjacent to St Edward's Prep School and to the north lies adjacent to Baron Court, a small block of flats. Properties along Western Elms Avenue are of a variety of styles and designs. However primarily the road has larger detached properties located in relatively spacious plots.

The road also has a number of street trees on the southern side of the road. Those at the front of the application site have Tree Protection Orders placed on them.

The site is also located within an air quality management area.

Proposal:

Planning permission is sought for a two storey side and rear extension. The side extension would be set back from the front elevation by around 0.8m at first floor level and would be set down from the ridge of the main dwelling by 1m. It would have a depth of around 3.7m at ground and first floor level. It would expand the entire width of the rear elevation and three small gables are proposed.

In addition, a hip-to-gable roof alteration is proposed along with the replacement of the existing flat roof porch with a gable roof.

Materials are proposed to match the main property.

Plans Considered:

PL-01 - Location Plan

PL-05 - Existing First Floor Plan

PL-06 - Existing Roof Plan

PL-04 - Existing Ground Floor Plan

Received 11th September 2019

PL-11 Rev A - Proposed Elevations

PL-07 Rev A - Existing Elevations

PL-09 Rev A - Proposed Plans

Received 25th November 2019

PL-10 Rev A - Proposed Roof Plans

PL-03 Rev A - Existing and Proposed Block Plan

PL-08 Rev A - Proposed Site Plan

Received 26th November 2019

Relevant Planning History:

191345 - Two storey side extension, single storey rear extension & hipped roof to gable roof - Application Withdrawn

Consultation Responses:

Internal Consultation

Natural Environment

The Natural Environment Officer provided the following response:

Three trees on site are subject to Tree Preservation Order 29/003. These include 2x Yew and 1x Oak at the front of the property.

Much of the extension is to the rear of the property or within the footprint of the existing garage therefore any impact on the rooting areas of the trees will be negligible. The existing drive will provide sufficient protection for tree roots, however trees could be harmed by storage of materials within the soft landscaped areas or if there were to be any trenching or excavation to the front of the property beyond that of the extended building footprint.

Please can the applicant provide a Tree Protection Plan showing the position of staked Heras style fencing around the soft landscaped areas at the front of the property and confirming that there will be no trenching to the front of the property outside of the proposed building footprint.

If trenching at the front of the site is required then we will require a plan showing the position of any service trenches and a method statement detailing the steps to be taken to prevent any harm to tree roots where necessary.

The applicant enquired as to whether providing these details could form part of a pre-commencement condition. This was considered acceptable. On 16/10/19, the agent agreed to the pre-commencement condition:

No development shall take place until a Tree Protection Plan in accordance with the relevant recommendations of the current British Standard 5837 for all retained trees on the approved drawings, both within and adjacent to the site, has been submitted to and been approved in writing by the Local Planning Authority. The Tree Protection Plan shall show the structure and position of temporary Tree Protection Fencing on site which is to be erected prior to the commencement of any building works. Once installed, the area behind the tree protection fencing shall be designated a 'Construction Exclusion Zone' and there shall be no access, storage or preparation of materials, temporary or otherwise at any time during the course of the permitted works. The fencing shall only be removed on completion of the building works and all associated landscaping operations.

Reason: to ensure that adequate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy EN14 of the Reading Borough Local Plan (2019).

External Consultation

The following addresses were formally consulted via letter on 13/09/19:

1-6 Baron Court
62 Tilehurst Road (Flats 1-4)

In addition, a site notice was displayed at the site between 16/09/19 - 07/10/19

No responses were received.

Discussions with applicant/ agent

Amended plans were received to reduce the depth of the proposed garage so that it became in line with the front elevation of the main house. This was considered acceptable given that the side extension is set back from the front elevation at first floor level.

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'.

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

National

National Planning Policy Framework;
National Planning Policy Guidance;

Reading Borough Local Plan (2019)

CC7 Design and the Public Realm
CC8 Safeguarding Amenity
H9 House Extensions and Ancillary Accommodation
H10 Private and Communal Outdoor Space
EN15 Air Quality

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

Appraisal Checklist

H9 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 is compliant with Council's Design Guide to House Extensions. The side extension is considered suitably subservient from the front elevation and in terms of depth is compliant with the guidance.**
 - Reduce the amount of usable amenity space for the property to an unacceptable degree; **No, an adequate amount of amenity space would still remain.**
 - Require the loss of trees in the garden or put significant trees at risk; **No; as confirmed by the Natural Environment Officer, subject to pre-commencement condition**
- B. Respects the character and pattern of neighbouring properties and appearance of the street as a whole in terms of scale, location, materials and design, the arrangement of doors, windows and other principal architectural features and any important existing building line;
- & C. Does not present an overbearing impact on neighbours or 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, to the south of the site lies a building relating to the Prep school and therefore is not a habitable neighbouring building. To the north of the site lies flats (52-54 Baron Court). However the site is located around 8m from these flats, and also separated by a footpath. Therefore the proposal is not considered to cause substantial harm to these residents.**
 - Invade the privacy of neighbouring properties through overlooking from windows or balconies; **No, no side windows are proposed.**
 - Detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **No, the surrounding area comprises of a variety of styled properties. The proposed hip-to-gable is not considered to unduly affect the surrounding area, nor the proposed side/ rear extension or porch. The property is set back from the highway by around 12m and therefore is not overly prominent when viewed from the street.**
 - Detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **No, materials have been selected to match the host dwelling.**
- D. Does not result in a loss of biodiversity within garden - No.

- E. Ancillary accommodation, such as granny annexes, will be acceptable where it would not be capable of operating as a separate dwelling which could be let or sold separately - **No**

CC8: states: Development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of:

- Privacy and overlooking; **No**
- Access to sunlight and daylight; **No**
- Visual dominance and overbearing effects of a development; **No**
- Harm to outlook; **No**
- Noise and disturbance; **No**
- Artificial lighting; **No**
- Vibration; **No**
- Dust and fumes; **No**
- Smell; **No**
- Crime and safety; **No** or
- Wind, where the proposals involve new development of more than 8 storeys - **N/A.**

Other Matters:

CIL

It was calculated that the proposal would result in 98.31 sqm of new floor space and therefore the proposal would not be CIL liable. This figure has also been confirmed by the Infrastructure Monitoring Officer.

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 original building or neighbouring properties. As such the proposed works are considered to be in accordance with CS7 (Design and the Public Realm) of the Reading Borough Local Development Framework Core Strategy (2008), DM4: Safeguarding Amenity and DM9: House Extensions and Ancillary Accommodation of the Sites and Detailed Policies Document (Oct 2012) and the Councils Supplementary Planning Guidance A Design Guide to House Extensions (2003).

RECOMMENDATION: GRANT PERMISSION

Conditions

1. TL1 - 3 year time limit.
2. Plans
3. Matching Materials
4. Natural Environment condition

Informatives

1. Building Control
2. Construction & Demolition
3. Terms
4. Encroachment
5. Positive and Proactive
6. Pre-commencement conditions

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