

DELEGATED APPLICATION REPORT

Application No: 190042/HOU

Address: 23 Hawthorne Road, Caversham

Proposal: Part two-storey, part single storey side extension, single storey rear extension and front porch extension

Case officer: Anthony Scholes

Decision date: 06/03/2019

Site Description and Surrounding Area:

The application relates to a two storey detached property located on the northern side of Hawthorne Road. The area is characterised by a mix of large to medium sized detached residential properties, on both sides of the road, each with generally large front gardens, and established hedges to the front boundaries.

Proposal:

Planning permission is sought for a part two-storey, part single storey side extension, single storey rear extension and front porch extension

Plans Considered:

1 : 1250 scale OS extract location plan

1 : 500 scale OS extract block plan

Dwg No. 1154/4 Rev A - Proposed plans

Dwg No. 1154/5 Rev A - Proposed elevations

Dwg No. 1154/1 - Ground floor existing

Dwg No. 1154/2 - First floor existing

Dwg No. 1154/3 - Elevations existing

As received 10 January 2019

Dwg No. 1154/4 Rev B - Proposed plans

Dwg No. 1154/5 Rev B - Proposed elevations

Dwg No. 1154/6 - Block Plan 1:200

Dwg No. 1154/6 Rev A - Block Plan 1:200

As Received 31 January 2019

Relevant Planning History:

111033 - Single storey side extension, new front porch and installation of 2 dormer windows in the front elevation. APPROVED 01/08/2011, part implemented (dormer windows only)

162071 - Single storey front, side and rear extensions and two-storey side extension.

WITHDRAWN 20/03/2017

Consultation Responses:

A site notice was displayed by the applicant on 17 January, and letters were sent to all adjoining properties.

Two responses were received as a result of the above consultations, with one in support of the proposal, and the other objecting. The key points of the objection is the overall scale of the proposed extension.

Highways: No objection subject to informatives.

Summary of discussions with applicant/agent:

The agent was contacted in relation to the original proposal resulting in the loss of an otherwise health mature hedge to the front of the property. The agent submitted a revised plan reducing the depth of the proposed porch, and setback of the proposed parking area from the hedge to retain this element. Additionally, the agent was requested to clarify the elements which, as stated in the design and access statement, had been reduced following the previous application (162071). The applicant was advised that the floor plans did not match the proposal plans. The applicant submitted Revision B plans which matched that of the proposal plans. The agent confirmed that they wished to receive the decision notice with a view to appealing.

No pre-application advice was sought prior to the submission of this application.

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

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

Reading Borough Local Development Framework Core Strategy, 2008 (amended 2015)

CS7: Design and the Public Realm

CS24: Car/Cycle Parking

Sites and Detailed Policies Document, Oct 2012 (amended 2015)

DM4: Safeguarding Amenity

DM9: House Extensions and Ancillary Accommodation

DM12: Access, Traffic and Highway-Related Matters

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

Supplementary Planning document - Revised Parking Standards and Design (2011)

Appraisal

The main issues are considered to be:

- Design, impact on the host dwelling, character of the area and street scene
- Impact on neighbouring amenity
- Impact on parking/highways

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

Policy DM9: House Extensions and Ancillary Accommodation of the Sites and Detailed Policies Document (2012) states that an extension to a house should respect the character of the house in terms of scale, location, materials and design, and respect 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. Policy CS7 (Design and the Public Realm) of the Core Strategy also states that all development must be of high design quality that maintains and enhances the character and appearance of the area. The Council's Supplementary Planning Guidance - A Design Guide to House Extensions states that 'two storey side extensions should normally be designed to be smaller in scale than the main house'.

The existing dwelling is not particularly wide and the property was originally quite small, but by way of rear extensions over the years the dwelling has grown. The proposed two-storey

side extension with a further single storey side extension would increase the width of the dwelling and whilst it is considered that the plot size could accommodate such an extension, the current proposals are not considered sensitive enough to the host property.

Whilst it is noted that the extension has been designed to reflect the existing rear gables, in terms of footprint it would be noticeably wider, overwhelming the original property and becoming a dominant gable, whereas extensions should be sympathetic and subservient and read as an extension to the main dwelling rather than becoming the principle focus. The gable extension, matching the ridge height would represent a visually dominant addition and indeed, the proposed roof plan clearly illustrates how the scale of the new extension will dominate the host property. This is further evidenced by the increased ridge height of the proposed gable end wall. In addition, the front gable end wall would extend beyond the line of the existing two front facing dormer windows.

Further to the above, the application has been submitted as a householder residential extension. However, the floor plans would suggest there is strong scope for the extension to form an attached dwelling a later period. Although the accommodation is generous and the layout lends itself to being separate from the host dwelling, conditions could be imposed preventing the extension from being occupied at any other time other than for purposes ancillary to the residential use of the dwelling 72 Chazey Road. Notwithstanding, in order for the proposals to comply with Policies DM9 and CS7, a redesign is required to allow for a more subservient addition to the host property.

The proposed front porch extension is modest and would tie in with the roof line of the other additions proposed and would not detract from the character and appearance of the area, or significantly affect the character of the host dwelling.

The proposed hardstanding area for the provision of additional carparking is also considered acceptable.

The proposed plans show that on the side elevation (right side as viewed from street) a roof line that does not appear to match the other elevations or floor plans. If approval had been recommended, the plans would have to be amended for accuracy.

Considering the application in its entirety, it would not have an overly dominant or overbearing impact on adjoining premises, or have a significant detrimental impact on the

character and appearance of the area. However, the proposal would constitute an overdevelopment of the site by way of its cramped nature, overall bulk and scale as compared to the host dwelling. As such, on balance the proposal would not be considered acceptable.

Given the above, the proposed extension would be contrary to policies CS7 (Design and the Public Realm) of the Reading Borough LDF Core Strategy (2009) and Policy DM9 (House Extensions and Ancillary Accommodation) of the Reading Borough LDF Sites and Detailed Policies Document (2012) and the Council's supplementary planning guidance, "A Design Guide to House Extensions" (2003).

Impact on neighbouring amenity

The neighbouring properties potentially affected by the proposals are No. 21 Hawthorne Road, located to the south-west of the site. Whilst the proposed extension would be highly visible and in close proximity to the amenity space of the property, would not result in any material loss of light or overbearing impact to the occupiers of this property. Two first floor windows would face towards the rearmost part of the garden of; given the existence of first floor windows on this elevation, it is not considered there would be any significant material loss of privacy over and above the current situation.

Impact on parking/highways

The proposals would result remove the existing parking areas, and garage. The proposal includes the provision of a small garage, which although not meeting the Council's standards would not be required to meet the Council's parking standards of 2 parking spaces on site. As such, transport officers do not have any objections to this proposal as there is no impact on other road users.

RECOMMENDATION:

REFUSE

1. The proposal due to the overall height of the proposed two-storey side extension, being higher than the existing roof, and the overall scale and massing of the proposed works, would constitute over development of the site. The resultant extension would individually and cumulatively fail to respect the character of the host dwelling by failing to be subservient to it and resulting in the site becoming cramped within the

plot. As such, the design is considered to be contrary to policies CS7 (Design and the Public Realm) and Policy DM9 (House Extensions and Ancillary Accommodation)

Informatives:

1. Positive and proactive - refusal
2. Incorrect plans