

DELEGATED APPLICATION REPORT

Address: 7 Grass Hill

Application No: 181683 / HOU

Proposal: Demolition of existing ground floor extension to side and replacement with ground floor side extension with roof terrace.

Applicant: Mrs Chris Cope

Date received (valid from): 25/09/2018

Target Decision date: 20/11/2018

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a part single storey part two storey dwelling on the east side of Grass Hill. The application building is accessible via a steep driveway that runs between 9 Grass Hill and Grass Hill (which itself is a single-track lane that slopes steeply towards The Warren). There is a significant change in ground levels across the application site with the land falling sharply away to the south.

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

2. The Proposal

Householder planning permission is sought to demolish the existing front/side extension and erect a single storey front/side extension, with flat roof to be used as a terrace, in its place. The proposed extension would project 3.1m from the original front elevation of the property and have a width of 10m. A 1.1m high glass balustrade would enclose the terrace.

3. Consultation

Neighbours consultation:

No.s 1, 2 & 3 Courtlands, 8 Kelmscott Close and 5, 5a & 9 Grass Hill have been notified of the application and a site notice has also been displayed at the site from the 26th September 2018.

No responses have been received.

Ecology consultation:

The RBC Ecology Consultant provided the following comments:

The application site comprises a detached house where it is proposed to demolish the existing ground floor extension with roof terrace and to erect a single storey ground floor side extension. The site is surrounded by habitat of high suitability for protected species such as, badgers and foraging and commuting bats - large connected gardens with trees, a small patch of woodland northwest, a Local Wildlife Site (The Warren Woodlands complex) 50m south and the River Thames 150m south. Moreover, there are records of bats roosting and badgers nearby.

The existing ground floor extension is unlikely to host roosting bats and the new extension will be constructed on the same footprint. As such, it is considered unlikely that the proposals will affect protected species and there are no objections to this application on ecological grounds.

Natural Environment consultation:

The RBC Natural Environment Officer provided the following consultation response:

The address is subject to TPO 115/08. The presence of trees is not acknowledged on the application form or on plans - this is generally not acceptable. However, I note that the proposed single story extension with roof terrace effectively replaces what is already there and is on the same footprint. Given this and the distance from the nearest protected tree (Walnut to the west of the house), I have no objections. However, the following informatives should be added if the application is approved:

You are advised that no tree works are approved by virtue of this consent. Any works to trees subject to a Tree Preservation Order 115/08 will require submission of a tree works application.

You are advised to avoid using unprotected soft ground within the Root Protection Areas of protected trees for development related activity, e.g. storage of materials, due to the resulting potential harm to important trees.

4. Plans and Documents Considered

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

Drawing No.:

- AZ-2005-D001 - Existing Ground Floor Plan
- AZ-2005-D002 - Existing Lower Ground Floor Plan
- AZ-2005-D003 - Existing Front & Side Elevation
- AZ-2005-D004 - Existing Side Elevation
- AZ-2005-D005 - Existing Typical Section
- AZ-2005-D006 - Proposed Ground Floor Plan
- AZ-2005-D007 - Proposed Lower Ground Floor Plan
- AZ-2005-D008 - Proposed Front & Side Elevation
- AZ-2005-D009 - Proposed Side Elevation
- AZ-2005-D010 - Proposed Typical Section
- Site Location Plan
- Block/Site Plan

As received: 25/09/2018

5. Relevant Planning History

890110 - FUL - Erection of one single family house and separate double garage to serve existing house - Application Permitted

960890 - FUL - Erection of Single detached house and garage. New driveway and ancillary engineering works - Application Refused

970416 - FUL - Erection of two storey dwelling and detached garage - Application Refused

970518 - FUL - Erection of a two storey dwellinghouse - Application Permitted

041361 - FUL - Single storey rear 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') 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
CS36 Biodiversity and Geology
CS38 Trees, Hedges and Woodlands

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

Due to the significant natural screening and separation distance, the proposed development would not be readily visible from the street scene along Grass Hill or The Warren. The proposed development would represent an indistinguishable increase in the footprint of the application property that would retain the spacious character of the host dwelling.

The proposed extension would project a modest 0.4m beyond the existing extension and would be 0.6m wider. It is proposed to finish the extension with a smooth render and paint white. Whilst this would not match the painted (white) brick work of the original house or exposed stone finish of the existing extension; the painted render is considered to integrate satisfactorily with the character of the host dwelling and visual amenity of the surrounding area.

The iron balustrade around the perimeter of the terrace would be replaced with a glazed balustrade 1.1m high and the ground floor windows would be replaced with glazed bi-fold doors. These are considered to be relatively minor alterations that would not have a significant detrimental on 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 accord with Policies CS7, DM9 and DM10.

Impact on neighbouring amenity

The application property is separated from 9 Grass Hill (the nearest property) by a minimum of 16.5m. Given the relatively large separation distance from the neighbouring properties and the relatively modest nature of the proposed develop; it is not considered that the proposal would significantly alter the relationship between the application building and neighbouring properties. As such the proposal would not have any undue detrimental impacts on neighbouring amenity.

The proposed development accords with Policy DM4.

Other Issues

Community Infrastructure Levy

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

Natural Environment

Subject to the informatives recommended below, there is no natural environment objection to this application.

Ecology

Further to the consultation response above, there are no ecological objections to the proposed development.

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

AZ-2005-D006 - Proposed Ground Floor Plan

AZ-2005-D007 - Proposed Lower Ground Floor Plan

AZ-2005-D008 - Proposed Front & Side Elevation

AZ-2005-D009 - Proposed Side Elevation

AZ-2005-D010 - Proposed Typical Section

Block/Site Plan

As received: 25/09/2018

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

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.
5. You are advised that no tree works are approved by virtue of this consent. Any works to trees subject to a Tree Preservation Order 115/08 will require submission of a tree works application.

6. You are advised to avoid using unprotected soft ground within the Root Protection Areas of protected trees for development related activity, e.g. storage of materials, due to the resulting potential harm to important trees.