

DELEGATED APPLICATION REPORT

Address: 183 Upper Woodcote Road

Application No: 190340

Proposal: Part single part two storey rear extension, and alteration to rear dormer roofs

Applicant: Mr & Mrs Weldon

Date received (valid from): 27/02/2019

Target Decision date: 24/04/2019

Agreed Extension of Time: 17/05/2019

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a two storey detached dwelling on the west side of Upper Woodcote Road. The site has a spacious driveway and garage to provide off-road parking and has a rear amenity space that is approximately 32m deep and 17m wide. The surrounding area is characterised by large detached dwellings of differing architectural style and design.

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

2. The Proposal

Householder planning permission is sought for a part single storey part two storey rear extension and to change the roof form of the existing rear extension.

The proposed extension would be two storey and project a maximum of 7m from the existing rear elevation with a projecting gabled form. A rear facing recessed balcony is proposed at first floor level.

It is proposed to alter the roof form of the existing first floor rear extension to a single hipped tiled roof.

3. Consultation

Neighbours consultation:

Nos. 181 and 185 Upper Woodcote Road have been notified of the application and a site notice has also been displayed at the site.

One representation in support of the application has been received.

Ecology consultation:

The RBC Ecology consultant provided a consultation response stating there are no ecological objections to the proposal.

4. Plans and Documents Considered

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

Drawing No.:

- 1203 / 1 / a - Plans and Elevations as Existing
- 1203 / 110 / a - Plans and Elevations as Proposed
- 1203 / 3 / a - 1 : 500 Block Plan
- Location Plan
- Daylight Bat Survey, Wenman April 2018 (Ref: R1892a)

As received: 26/02/2019

- 1203 / 111 - Plans and Elevations as Proposed

As received: 23/04/2019

5. Relevant Planning History

040134 - FUL - First floor side extension and ground floor rear extension - Application Permitted

050018 - FUL - Rear first floor dormer to existing bathroom to replace existing window and flat-roofed area - Application Permitted

180181 - HOU - Single storey side extension, part single, part two-storey rear extension - Application Refused

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

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 curve of the road and resulting building line along this part of Upper Woodcote Road, the proposed development would be partially visible from some parts of the street scene along Upper Woodcote Road. It is noted that due to the separation distance and significant natural screening that the application site is not readily visible from Blagrove Farm Lane.

Whilst visible from the street scene the proposed development would be to the rear of the application property and so significantly set back from the road. Further, given the existing bulk and massing of the application property and neighbouring 181 Upper Woodcote Road, the proposal would not be significantly out of character with the host dwelling or surrounding area. The proposal would retain the existing 2.7m gap to the common boundary with no.181 that is characteristic of the large detached dwellings along this part of Upper Woodcote Road; and in doing so would ensure that it would not appear unduly cramped.

The south side of the proposed two storey rear extension would be project a 7m beyond the rear of the existing rear elevation. Whilst this is greater than the 4m stated in the SPG - A Design Guide to House Extensions (2003), it is noted that due to the irregular shape of the existing rear extension to the north side of the proposed extension it would project 4m from the existing rear elevation. It is also considered that, on balance, due to the

large scale of the host dwelling and surrounding amenity space that an extension greater than 4m is appropriate in this specific instance.

The proposed extension would be made with materials to match existing and with projecting gable roof form and pitch to match the main roof, is considered to integrate satisfactorily with the character of the host dwelling and visual amenity of the 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 proposed alterations to the roof form of the existing rear extension would not be visible from the street scene. The proposed single hipped gable form is considered to integrate acceptable with the existing roof. The new roof form would also be finished with materials to match the existing. As such, the proposed development is considered to respect the character of the host dwelling and surrounding area in terms of design, scale and materials.

The proposal would accord with Policies CS7, DM9 and DM10.

Impact on neighbouring amenity

The neighbouring properties potentially affected by the proposed development are 181 Upper Woodcote Road and 185 Upper Woodcote Road, located to the south and north of the application site respectively.

With respect to no.185, the proposed two storey rear extension would project 4m from the existing rear elevation to the north and would be set off the common boundary by 8.2m. As such there would not be any significant adverse effects in terms of loss of light or overbearing.

As no first floor side facing windows are proposed, there would not be any undue detrimental impact in terms of privacy or overlooking.

With regards to no.181, the proposed extension would retain the existing 2.7m gap to the common boundary and would not project beyond the existing rear extension at no.181. As such it is considered that there would not be a significant detrimental impact on the amenity of the occupiers of no.181 in terms of loss of light or overbearing effects. One additional side facing window is proposed at ground floor level; however, this would not be located beyond the rear of no.181 and considering the significant set off the common boundary; is not considered to have a significant adverse effect in terms of privacy or overlooking.

In the interests of protecting neighbouring amenity it is considered necessary to include a condition that requires the first floor south facing windows proposed/permitted (serving en-suites and a dressing room) as part of this application to be (and retained as) obscure

glazed and non-opening. A condition is also recommend to remove permitted development rights so that any additional first floor south facing windows would require the grant of a separate planning permission and as such would be subject to an assessment of the impact upon neighbouring amenity. With these conditions secured the amenity of No. 181 is protected.

It is also noted that a first floor balcony is proposed. This would be recessed into the first floor extension and so would only offer an outlook equivalent to a rear window. Given the significant separation distance between the proposed balcony and the property to the rear (approximately 100m) and the significant natural screening; it is considered that the proposed balcony would not have any significant detrimental impacts on the living environment of the neighbouring properties.

Being set entirely within the existing roof slope, the proposed alterations to the existing rear extension would not have any significant detrimental impact on neighbouring amenity.

The proposal accords with Policy DM4.

Other Issues

Community Infrastructure Levy

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

Ecology

Further to the consultation response from the RBC Ecology Consultant, there are no ecological objections to this application. As the proposal includes significant works to the roof space an informative is recommended advising that works to the roof may affect bats and that if so a licence may be required.

Application 180181

Whilst all applications must be assessed on their own merits against all relevant planning policy, previous planning determinations are a material considered and should be afforded due weight accordingly. Application 180181 was refused at this site by the LPA on 16/05/2018. There were two reasons for refusal relating to the impact on the street scene and the overbearing impact of the proposed development. By retaining the existing 2.7m gap to the southern boundary the current application overcomes the first reason for refusal for application 180181; that the loss of gap to the boundary would lead to a cramped relation with the neighbouring property that would be harmfully out of character with the host property and wider street scene. As discussed above, it is considered that the current proposal would not be significantly harmful to neighbouring amenity and would not appear unduly visually dominant or overbearing.

Application 180181 differed substantially from the current proposal (in that 180181 included a single storey side extension and the current proposal relates to a two storey rear extension). As the current scheme would retain the existing 2.7m gap to the southern

boundary, it is considered that the current proposal suitably overcomes the reasons for refusal of application 180181.

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:

Drawing No.:

- 1203 / 3 / a - 1 : 500 Block Plan
- Daylight Bat Survey, Wenman April 2018 (Ref: R1892a)

As received: 26/02/2019

- 1203 / 111 - Plans and Elevations as Proposed

As received: 23/04/2019

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 side (south) elevation of the building/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. 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) any approved first floor level side (south) window shall be

non-opening and glazed with obscure glass on parts below 1.7m as a minimum when measured from the floor level of the respective rooms, before occupation of that room, and shall be permanently maintained thereafter as non-opening and obscure glazed.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy DM4 and DM11.

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 agreed extended time period.
5. Work on a loft or roof may affect bats. The applicant will need to consider protected species when planning work of this type. A survey may be needed, and if bats are using the building, a licence may be required. To view specific information regarding bats use the following link:
<https://www.gov.uk/wildlife-licences>