

DELEGATED APPLICATION REPORT

Address: 64 Highmoor Road

Application No: 190014 / HOU

Proposal: Proposed two storey side extension, single storey rear extension and detached two bay oak framed garage

Applicant: Mr & Mrs Collins

Date received (valid from): 03/01/2019

Target Decision date: 28/02/2019

Case officer: Tom French

1. Site description and Surrounding Area

The application site relates to a two storey dwelling on the corner of Highmoor Road and Ilkley Road. The site includes a rear amenity area approximately 27m deep and 14m wide.

The surrounding area is predominantly residential with a mix of semi-detached and detached dwellings. The surrounding properties vary in terms of scale, design and architectural style.

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

2. The Proposal

Householder planning permission is sought for a two storey side extension, a single storey rear extension and to replace the outbuilding in the rear garden.

The two storey side extension of the proposed extension would have a projecting gable form and would project 2.6m from the existing side elevation. The side extension would be set back from the existing front elevation by 1.9m and set down from the existing ridgeline by 0.8m.

The proposed rear extension would project 3.6m from the existing rear elevation. It would have a part flat/part hipped roof form with a maximum height of 3.7m and an eaves height of 2.6m.

The outbuilding would be set off the boundaries with the neighbouring properties by 2m and would provide off road parking provision for two cars.

During the course of the application revised plans have been submitted.

3. Consultation

Neighbours consultation:

No.s 62 & 66 Highmoor Road and 8 Ilkley Road have been notified of the application and a site notice has also been displayed at the site.

Four representations have been received. These raised objections based upon the following points. *Officer response is in italics.*

With respect to the outbuilding:

- The location of the outbuilding would result in a loss of light for the occupiers of 8 Ilkley Road *This has been addressed through the submission of amended plans*
- The resulting loss of light would result in an increase in energy usage/bills *This is not a material planning consideration and as such cannot have any bearing upon the outcome of this application*
- It is unclear how high the outbuilding would be or where it would be sited in relation to the boundary *This has been addressed through the submission of amended plans*
- Felling of the fruit trees behind the existing outbuilding *The application form states that no trees or hedges will be removed as part of the proposed development. It is noted that the revised siting of the outbuilding (as demonstrated in the amended plans) will reduce the potential impact upon the existing trees*
- To the impact the proposed outbuilding will have on the neighbouring properties (as a result of the side elevation, rear elevation and roof form) *This has been addressed through the submission of amended plans*
- The siting of the garage would present 9m of built form along the boundary *This has been addressed through the submission of amended plans*

With respect to the extension:

- Introduction of windows on all floors (ground, first and second) *For assessment of the impact of the proposed development upon neighbouring properties, please see '9. Appraisal' below*
- The roof of the rear extension would abut the common boundary with 66 Highmoor Road, this raises concerns relating to encroachment *During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. An informative is recommended to this effect*

4. Plans and Documents Considered

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

Drawing No.:

- 857 /PL-06 - Proposed Garage
- 857 /PL-04 - Proposed Plans
- 857 /PL-03 - Existing Plans and Elevations
- 857 /PL-02 - Proposed Block Plan
- 857 /PL-01 - Location and Block Plans

As received: 04/01/2019

- 857 /PL-06 Rev. A - Proposed Garage
- 857 /PL-04 Rev. B - Proposed Plans
- 857 /PL-05 Rev. B - Existing Plans and Elevations
- 857 /PL-02 Rev. A - Proposed Block Plan

As received: 20/02/2019

5. Relevant Planning History

None

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

CS24 Car / Cycle Parking

Sites and Detailed Policies Document 2012 (Altered 2015)

DM4 (Safeguarding Amenity)

DM9 (House Extensions and Ancillary Accommodation)

DM10 (Amenity Space)

DM12 (Access, traffic and highways related matters)

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

Being located on the corner of Highmoor Road and Ilkely Road the application property enjoys a prominent position in both street scenes. Further, the proposal includes a two storey side extension, which is acknowledged to sometimes be a conspicuous form of development. However, in this case the proposed side extension would be set back from the existing front elevation by 1.9m and would be set down from the ridge of the main dwelling by 0.8. It would also project a relatively modest 2.6m from the existing side elevation. The result is an extension that is subservient to, and in proportion with, the existing house, aligning with SPG. It is also considered that the projecting gable front is appropriate in this location, given the pre-eminence of gables on the application property and along the street scene.

The proposed side extension would be made with materials to match the existing (as secured via condition) and as such the proposed two storey side extension is considered to respect the character of the host dwelling and wider street scene.

The proposed rear extension would be single storey and project a modest 3.6m from the existing rear elevation. This is in accord with the SPG (A Design Guide to House Extensions) and with materials to match existing is considered to integrate satisfactorily with the visual amenity of the host dwelling and surrounding area.

The proposed outbuilding would be sited 2m off the common boundary with both 8 Ilkely Road and 66 Highmoor Road. As such the proposal would retain the existing spaciousness to the boundary and would not appear unduly cramped. The proposed hipped roof and brick finish is considered to respect the character of the host dwelling and surrounding area. It is also noted that the proposed outbuilding could be erected without planning permission under permitted development rights.

The proposal accords with Policy DM9 and CS7.

Impact on neighbouring amenity

The neighbouring properties potentially affected by the proposed development are 66 Highmoor Road and 8 Ilkely Road, located to the west and north of the application site respectively.

The proposed side extension would be to the east of the application building and as such would not impact upon neighbouring amenity.

With regards to the proposed rear extension, whilst it would abut the common boundary with no.66, it would be single storey and project a relatively modest 3.6m from the existing rear elevation. The proposed rear extension would have an eaves height of 2.6m, which combined with the relatively modest scale of the proposal is not considered to have a significant detrimental impact in terms of loss of light or overbearing effects. The proposed outbuilding would be set off the common boundary with both no.66 and no.8 by 2m. Whilst it would have a maximum height of 4m, it would have an eaves height of 2.3m. The relatively low eaves height and 2m separation from the common boundary are considered sufficient to mitigate any concerns relating to loss of light or overbearing effects.

With regards to privacy and overlooking, no additional side facing windows are proposed, barring one at second floor level which would serve a bathroom and is annotated on the plans as being obscure glazed) and as such the development is not considered to alter the existing situation with respect to no.66.

As noted in the public consultation response, rear windows would be added at ground floor, first floor and second floor level. These would face no.8. However, these are not considered to increase the overlooking impact above and beyond the existing rear facing windows and the rear elevation of the application property would still be over 20m away from the side elevation of no.8 (20m being the minimum back to back separation distance that is recommended in Policy DM4).

The proposal accords with Policy DM4.

The garage/outbuilding is not in itself considered to result in any significant loss of amenity to any existing nearby occupiers; however, it is considered reasonable and necessary to include a condition specifying that this future space shall only be used for purposes incidental to the residential use of the single family dwellinghouse at No. 64 Highmoor Road, and resultantly shall not be used as a separate independent Class C3 dwelling or Class B1 business unit. Policy DM9 states that ancillary accommodation will be acceptable where it would not be capable of operating as a separate dwelling which could be let or sold separately. In this regard, it is advised that given the nature of the proposal, it is not considered unlikely to be a self-contained dwelling or separate business unit. However, in order to ensure this, a condition is recommended to be added in this regard to state the garage shall be solely for purposes ancillary to the use of the principal dwelling, 64 Highmoor Road, as a dwellinghouse.

Transport

Transport officers have confirmed that the development site is located within Zone 3, Secondary Core Area, of the Council's adopted Parking Standards and Design SPD. Typically these areas are within 400m of a Reading Buses high frequency 'Premier Route', which provides high quality bus routes to and from Reading town centre and other local centre facilities. In accordance with the adopted Parking Standards and Design SPD the proposed development would be required to provide off road parking of 2.0 parking spaces per 3 and 4 bedroom dwelling.

Submitted plan 857/PL-06 A shows that car port parking will be provided for 2 vehicles towards the rear of the garage. It is recommended that the internal dimensions are 5000mm long x 3000mm wide to allow easy access to and from the vehicle; dimensions illustrated are deemed acceptable. Although not illustrated on submitted plans, Google images shows an existing dropped kerb access from the adjacent Ilkley Road will serve the car ports.

There are consequently no Transport objections to this application, subject to a condition that the vehicle parking spaces are provided in accordance with the approved plans.

Other Issues

Community Infrastructure Levy

The proposal is not 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 unless where otherwise stated.

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.:

- 857 /PL-01 - Location and Block Plans

As received: 04/01/2019

- 857 /PL-06 Rev. A - Proposed Garage
- 857 /PL-04 Rev. B - Proposed Plans
- 857 /PL-05 Rev. B - Existing Plans and Elevations
- 857 /PL-02 Rev. A - Proposed Block Plan

As received: 20/02/2019

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

4. The garage hereby permitted shall not be occupied at any time other than for purposes ancillary to the use of the principal dwelling, 64 Highmoor Road, as a dwellinghouse.

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

5. The extensions hereby permitted shall not be occupied until all vehicle parking space(s) have been provided in accordance with approved plan 857 /PL-06 Rev. A - Proposed Garage. The space(s) shall be kept available for parking at all times thereafter.

Reason: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users to accord with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

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.
 - i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.
 - ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.