

DELEGATED APPLICATION REPORT

Target Date: 03/10/2018

Application No: 181374/HOU

Address: 207 Whitley Wood Lane, Reading

Proposal: Single storey side and single storey rear extension

Case officer: Ethne Humphreys

Site Description and Surrounding Area:

The application site is a two storey end of terrace dwelling with attached garage located on the eastern side of Whitley Wood Lane, on the corner with Margaret Close.

The surrounding area is predominantly residential with properties of similar design and styles, many of which have been extended.

Proposal:

This is an application for single storey side extension and single storey rear extension following demolition of attached garage. The side extension would have a width of 2.6m and depth of 6.2m. The rear extension would 2.7m and width of 5.9m.

The materials would match those of the main dwelling.

Plans Considered:

Drawing No: Location Plan

Received 6th August 2018

Drawing No: Floor Plans 7253-01-C

Drawing No: Elevations 253-02-C

Received 21st September

Drawing No: Block Plan

Received 25th September 2018

Relevant Planning History:

030815 Demolition of garage and new build 3 bed room end terrace house. Refused and dismissed at appeal.

011013 Erection of a two storey dwellinghouse attached to No 207 Whitley Wood Lane.
Refused

Consultation Responses:

Transport: Further to revised plan, no objection subject to conditions and informatives.

Properties at 209 Whitley Wood Land and 49 Margaret Close were consulted. No letters of representation received.

Summary of discussions with applicant/agent:

The agent was advised that the proposed wrap around extension was considered to result in an overly bulky addition of excessive scale, with the impact further exacerbated by the prominence of the site within the street scene and the proposal forward of the Margaret Close building line. Revised plans were received separating the side and rear extensions and removing the corner bulk, and reducing the width of the side extension.

None. No formal 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)

CS7: Design and the Public Realm

CS24: Car/Cycle Parking

Sites and Detailed Policies Document (Oct 2012)

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)

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

The application site occupies a prominent corner plot location, at the junction of Whitley Wood Lane and Margaret Close. The dwelling benefits from a spacious plot, with ample space beyond the north west side elevation. In this respect, there is a fairly consistent building line along Margaret Close and it is noted that the spacious plot width is similar on the opposite side of the road. Albeit single storey, it was considered that the cumulative impact of the scheme as originally proposed was, due to the overall scale, excessive and lacking in subservience to the host dwelling - with the impact further exacerbated by the prominence of the site within the street scene and the proposal forward of the Margaret Close building line.

Revised plans were received separating the side and rear extensions - removing the corner bulk - and reducing the width of the side extension. This reduction in scale and bulk is considered to result in satisfactorily subservient additions to the host property with materials to match, which is appropriate. The side extension would not project past the main front elevation and, whilst clearly visible from both the Whitley Wood Lane and Margaret Close street scenes, given the above and single storey nature of the proposals, they are not considered to be so incongruous so as to result in any adverse effect on either the character of the host property or the visual amenities of the street scene.

Impact on Neighbouring Amenity

The neighbouring properties potentially affected by the proposals are No's 209 Whitley Wood Lane and No.49 Margaret Close located to the south east and north east of the site respectively. In relation to No. 209 the adjoining semi, this property has the benefit of a single storey rear addition close to the common boundary which itself would minimise the

impact. The proposed rear extension would not project past this and as such is not considered to result in any material loss of light or overbearing impact.

In relation to No.49 Margaret Close, whilst the extensions would be visible to the occupiers of this property given the distance to the common boundary, the actual dwelling of No.49 itself and the intervening garage, there would be no material loss of light or overbearing impact to the occupiers of this property.

As such in overall terms, considering all nearby residential occupiers, no significantly harmful amenity impacts would occur, subject to conditions and in compliance with policy DM4.

Impact on parking/highways

The applicant has demonstrated that 2 spaces can still be provided on site; however, this would result in the loss of some of the front garden. There is unrestricted parking on the street and the applicant could convert the front of the site to hardstanding without the need for planning permission and, as such, the requested condition is not considered necessary in this case.

Conclusion

Having regard to the material considerations and all matters raised, the Local Planning Authority considers that the balance of considerations therefore weigh in favour of granting planning permission subject to conditions.

RECOMMENDATION: GRANT subject to conditions