

DELEGATED APPLICATION REPORT

Address: 4 Highdown Avenue

Application No: 190083/ HOU

Proposal: Demolition of lean to and erection of 1 1/2 storey extensions to rear and first floor extension of existing walls to the front

Applicant: Mr & Mrs R Huggins

Date received (valid from): 17/01/19

Target Decision date: 14/03/19

Case officer: Connie Davis

1. Site description and Surrounding Area

The application site is a bungalow located on the southern side of Highdown Avenue. The road has a mixture of bungalows, semi-detached and detached properties of varying designs and styles.

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

2. The Proposal

Householder planning permission is sought for the erection of a 1 ½ storey extension to the rear and first floor. This entails converting the existing bungalow into a chalet bungalow. The existing footprint of the bungalow remains, but is to be extended in height (to accommodate a second floor) and extended to the rear.

The width of the existing property will remain the same from the front and rear elevation (approximately 11m). The property will have a total depth of around 14.5m and a maximum (eaves) height of around 4.5m. Four dormer windows are to be inserted (3 on the western elevation and 1 on the eastern elevation).

The existing lean to structure on the eastern elevation of the property will be demolished and not replaced.

3. Consultation

Neighbours consultation:

The following addresses were formally consulted via letter on 21/01/19:
2, 6, 22, 24, 26 and 28 Highdown Avenue. No responses were received.

Internal Consultation

Ecology

The bat survey report (Urban Tree Experts, April 2018) has been undertaken to an appropriate standard and concludes that the house is unlikely to host roosting

bats. As such, since the proposals are unlikely to affect bats or other protected species

Therefore there are no objections to this application on ecological grounds.

Trees

There are no significant tree or landscape features within the site and therefore I have no objections in principle to this application. Areas of hard standing at the front of the property should be kept to the minimum required for car parking, manoeuvring and pedestrian access to allow sufficient room for new landscaping at the front of the property to soften the development. The new planting should include at least one new suitable-sized tree.

In the application is considered acceptable in planning terms, please attach conditions L2a, L2b and L3 to the consent.

Conditions L2a, L2b and L3 are pre-commencement conditions.

Planning Officer note: The agent confirmed via email dated 26/02/19 that the attachment of these pre-commencement conditions to the permission is acceptable.

4. Plans and Documents Considered

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

BA 0123 04 B - Site and Location Plan
Received 11th March 2019.

BA 0123 06- Existing Elevations
BA 0123 01 A - Existing Plans
Received 28th February 2019.

BA 0123 05 - Existing Outbuilding
BA 0123 03 - Proposed Elevations
BA 0123 02 - Proposed Plans
Received 17th January 2019

Preliminary Ecological Appraisal (Bats) Ref: BCP/PEA-01/09.04. Dated 9th April 2018
Planning Supporting Statement
Received 17th January 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
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

Other guidance

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

It is acknowledged that the proposed alterations and extensions will ultimately change the character and style of the host dwelling, going from 1 to 2 storey. However given that Highdown Avenue does not have a distinct style of property in terms of size or appearance, the conversion from a single storey to two storey (chalet bungalow) dwelling is not considered to significantly harm the impact of the surrounding area or street scene.

The proposed roof tiles, windows and doors are to match the existing property, however the whole property will be finished in smooth render, whereas at present, the bungalow has facing brickwork. Again, due to the lack of distinct style along Highdown Avenue, the proposed design in terms of materials is not considered detrimental to the street scene.

The extension will also not result in amenity space being reduced by an unacceptable degree.

The proposal would therefore not conflict with Policies CS7, DM9 and DM10.

Impact on neighbouring amenity

The property considered to be most potentially affected by this proposal is no. 6 Highdown Avenue (adjacent neighbour), 2 Highdown Avenue and 28 Highdown Hill Road (both of these properties have a rear elevations that face on to the site).

The proposed chalet bungalow would be situated 2m from the eastern boundary with 6 Highdown Avenue, which is also a chalet bungalow. This proposed width from the boundary with no. 6 is greater than that what currently exists (which is 0.7m).

3 windows are to be located on the eastern elevation (two at first floor and 1 at ground floor level), along with two side entrances to the property. The proposed dormer window on the eastern elevation will face directly opposite the dormer window already in place at no.6. However, the agent has confirmed that this dormer window at no. 6 facilitates a bathroom (which is supported by the fact the glass is frosted). Therefore, although the proposed dormer will face directly on to the neighbouring dormer, the window does not facilitate a habitable room. In addition, both properties are set 2m away from the shared boundary, meaning there is a total distance of around 4m at first floor level between these two windows. Furthermore, due to the neighbouring window already being frosted, this

will prevent overlooking/ privacy issues being encountered, both from and on to both 4 and 6 Highdown Avenue. The other windows that would face on to no. 6 would not be in line with neighbouring windows, and the properties are also separated by a fence of substantial height.

The property is also situated to the rear of 2 Highdown Avenue and 28 Highdown Hill Road. According to Policy DM4 (Safeguarding Amenity), “A *back-to-back distance of 20 metres between dwellings is usually appropriate*”. The dwelling is to be located in excess of 20m from these neighbouring properties. As such it is considered that the proposal would not have a significant adverse impact on no. 2 Highdown Avenue or 28 Highdown Hill Road in terms of overbearing impact and visual dominance, or loss of light and overshadowing, given the distance between the properties themselves.

In addition, there is a small area of open space/ a garage that lies between the host property and no. 28, which also aids the separation between the plots of these two properties.

The proposal is therefore considered to accord with Policies DM4.

Other Issues

The proposal would be liable for the Community Infrastructure Levy.

10. Conclusion

Whilst it is acknowledged that the proposal will ultimately change the character of the original property, on balance, due to the lack of distinct style and type of property on Highdown Avenue, the proposal is not considered to be harmful to the character or appearance of the site or its surroundings. In addition, the proposal is not considered to cause significant detrimental impact to the living environment of neighbouring properties. As such the proposed works are considered to be in accordance with CS7 (Design and the Public Realm) of the Reading Borough Local Development Framework Core Strategy (2008), DM4: Safeguarding Amenity and DM9: House Extensions and Ancillary Accommodation of the Sites and Detailed Policies Document (Oct 2012), DM10: Private and Communal Outdoor Space and the Councils Supplementary Planning Guidance A Design Guide to House Extensions (2003).

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 be:

Smooth finish render
Interlocking tiles
uPVC windows
uPVC doors and powder coated aluminium to bi-folds

as shown on the approved plans or documents.

The development shall be completed using the approved materials and details before the building is occupied.

Reason: in the interests of ensuring that the new development appears in keeping with the existing building or surrounding area in accordance with Policy CS7 and DM9

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

BA 0123 04 B - Site and Location Plan
Received 11th March 2019.

BA 0123 03 - Proposed Elevations
BA 0123 02 - Proposed Plans
Received 18th January 2019

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

4. Pre-commencement

No development shall take place until full details of both hard and soft landscaping have been submitted to and been approved in writing by the local planning authority. The submitted details shall include:

- (a) hard surfacing materials; and
- (b) proposed and existing functional services above and below ground (e.g drainage, power, communications cables, pipelines etc. indicating lines, manholes etc); and
- (c) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate.
- (d) Tree pit specifications.

Reason: in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CS7

5. The hard and soft landscaping of the development hereby permitted shall be carried out, in accordance with the approved landscaping plans and documents. The hard landscaping shall be completed before occupation of the development. The soft landscaping shall take place no later than during the first planting season following the date when the development hereby permitted is ready for occupation or in accordance with a timetable agreed in writing with the Local Planning Authority.

Reason: in the interests of the character and appearance of the new development and in accordance with Policy CS7

6. All planted materials shall be maintained for five years and any trees or plants removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced with others of similar size and species to those originally required to be planted.

Reason: in the interests of the character and appearance of the new development and in accordance with Policy CS7

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 Council introduced the Community Infrastructure Levy (CIL) on 1st April 2015. CIL is a way of securing financial contributions towards infrastructure from new development, and partially replaces the Section 106 planning obligation regime. It is a set charge per sq m of floorspace for different uses, and, unlike Section 106, it is non-negotiable. It applies to developments which result in at least one dwelling; where the space has not been in lawful use for 6 months within the last 3 years or 100 sq m of new floorspace. For this approved development the CIL status is chargeable. If chargeable you will be sent a CIL

Liability Notice with the calculated amount soon. CIL becomes payable on commencement of the development or by instalments.

For more information go to:

http://www.reading.gov.uk/media/2791/Community-Infrastructure-Levy-Advice-to-Applicants/pdf/CIL_Advice_to_Applicants.pdf

5. 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 time period.