

DELEGATED APPLICATION REPORT

Target Date: 1/1/19

Application No: 181935

Address: 25 Grove Hill

Proposal: Demolition of rear conservatory, erection of a new side porch, increase the existing dormer and dormer infill, new fenestrations and installation of 5 roof lights, single storey rear extension with 2 skylights, and rear deck and screening.

Case officer: Anthony Scholes

Site Description and Surrounding Area

The site is located on the Western side of Grove Hill. The site slopes down away from Grove Hill to the rear, and contains a site area of approximately 425m². The Western side of Grove Hill contains predominantly detached dwellings of a similar style to the subject site. To the East of Grove Hill is a Grade II listed 'St Agnes' a *"Tudor cottage with scalloped bargeboards to gables, and hoodmoulds to windows. 2 storeys flint with brick quoins and dressing to north"*, the building is shielded from view from the street by a large retaining wall with a fence on top of it.

Proposal

The proposed development includes the removal of an existing conservatory, following its removal, the proposal includes a 1.1m wide side extension to be 4.736m long and 2.44m high and have a flat roof, 5 no. roof lights, and enlarged front and back facing windows on the first floor, an infill portion between two existing dormer windows, a 4.0m extension to the rear, and a 2.0m deep deck with 2.0m high privacy screening for its length. Due to the sloping nature of the site, the proposed rear extension, although single storey will be 4.0m above natural ground level (at its maximum). The extension is proposed to contain a flat roof and two additional roof lights to allow light into the existing kitchen.

Plans Considered

The agent supplied the following, received on 6 November 2018:

Drawing: Site location and block plan, dated 6 November 2018

Drawing: Proposed elevations, dated 5 November 2018

Drawing: Existing elevations, dated 5 November 2018

Drawing: Existing floor plans, dated 5 November 2018

Drawing: Proposed floor plans, dated 5 November 2018

On 17 December 2018, the agent supplied the following:

Drawing No. 2 Proposed elevations, dated 5 November 2018

Drawing No. 1 Existing elevations, dated 5 November 2018

Drawing No. 3 Existing floor plans, dated 5 November 2018

Drawing No. 4 Proposed floor plans, dated 5 November 2018

Relevant Planning History

None applicable

Summary of communication with applicant/agent

The agent was requested on 17 December 2018 to supply plans with an updated reference number for the plans to allow adequate referencing. The agent responded on 17 December with amended plans.

Consultation Responses

A site notice was displayed on the site, and letters were sent to adjoining properties.

No responses were received.

Internal consultees:

Ecology:

A response was received from ecology officers which raised no objections regarding the proposal as it is unlikely the proposal would affect bats.

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)

Sites and Detailed Policies Document (Oct 2012)
DM4: Safeguarding Amenity
DM9: House Extensions and Ancillary Accommodation

Supplementary Planning Guidance - A Design Guide to House Extensions (2003)

Appraisal Checklist

DM9 states: An extension to a house will be acceptable where it:

- A. Respects the character of the house in terms of scale, location, materials and design;

To assess this, the following has been considered - would the proposal:

- detract from the appearance of the original building through the use of ill-matching materials and by not fitting in with the design, scale and proportions of the original building; **NO. A condition will require materials to match existing.**

- reduce the amount of usable amenity space for the property to an unacceptable degree; **NO**.
- require the loss of trees in the garden or put significant trees at risk; **NO**.

B. Respects the character and pattern of neighbouring properties and the street as a whole in terms of scale, location, materials and design, and any important existing building line; Respects neighbour's amenities and does not present a large blank façade to public areas.

To assess this, the following has been considered - would the proposal:

- significantly reduce the amount of daylight and sunlight enjoyed by neighbouring properties; **NO**.
- invade the privacy of neighbouring properties through overlooking from windows or balconies; **NO**, the inclusion of a 2m high privacy screen (as shown on the submitted plans) would further protect the amenity of the dwelling in question and that of adjoining properties.
- detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **NO**
- detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **NO**

DM4: Safeguarding Amenity states an extension to a house will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties.

To assess this, the following has been considered - would the proposal cause a significant detrimental impact to the living environment of existing or new residential properties in terms of:

- Privacy and overlooking; **NO**, subject to a condition stating that the roof area of the ground floor rear extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific planning permission from the Local Planning Authority.
- Access to sunlight and daylight; **NO**
- Visual dominance and overbearing effects of a development; **NO**
- Noise and disturbance; **NO**
- Artificial lighting; **NO**
- Vibration; **NO**
- Dust and fumes; **NO**
- Smell; **NO**
- Crime and safety; **NO**

RECOMMENDATION GRANT

Subject to the following conditions:

1. Time limit
2. Materials as proposed

3. Approved plans
4. No use of roof

Informatives relating to:

1. Terms and conditions
2. Building regulations
3. Demolition and construction
4. Encroachment and Party Wall
5. Positive and proactive