

DELEGATED APPLICATION REPORT

Target Date: 27/09/2018

Application No: 181348/HOU

Address: 1 Thirlmere Avenue, Reading

Proposal: Two storey side extension

Case officer: Ethne Humphreys

Site Description and Surrounding Area:

The application property is a two storey semi-detached dwelling with attached garage located on the north east side of Thirlmere Avenue, close to the junction with Coniston Drive. Due to the tapering nature of the site it features a small rear garden.

The surrounding area is residential in character and consists of mostly semi-detached properties, many of which have been extended.

Proposal:

This is an application for a proposed part two storey side extension following demolition of attached garage. It would have an overall width of approximately 4m and overall depth of approximately 7.6m. The materials would match those of the host property.

Plans Considered:

Drawing No: Location Plan and Site Plan 6021 2 Rev A

Drawing No: Existing and Proposed Floor Plans and Elevations 6021 1 Rev A

Received 10th September 2018

Relevant Planning History:

None.

Consultation Responses:

Transport: Further to revised plans, no objection subject to condition.

Neighbour letters were sent to No 3 Thirlmere Avenue and No's 5 and 7 Coniston Drive.

No letters of neighbour representation received.

Summary of discussions with applicant/agent:

The agent was advised that, due to its overall scale, the proposed extension would appear overly large and incongruous, failing to be a satisfactory subservient addition to the host dwelling, out of keeping with the surrounding area. Revised plans were received reducing the width of the extension which is considered acceptable.

The agent was also advised that revised plans should adhere to the council's parking standards.

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 (amended 2015)

CS7: Design and the Public Realm

CS24: Car/Cycle Parking

Sites and Detailed Policies Document, Oct 2012 (amended 2015)

DM4: Safeguarding Amenity

DM9: House Extensions and Ancillary Accommodation

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

Appraisal

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 plans as originally submitted were considered to result in an overly large addition, which failed to be sufficiently subservient to the host dwelling, its impact further exacerbated by the prominence of the site within the street scene and its relationship to No.7 Consiston Drive.

The extension would utilise the footprint of the existing garage (to be demolished) and, as such, the actual increase in the footprint of the dwelling would not be unduly excessive. Revised plans were received significantly reducing the width of the extension at the front and, due to the tapered nature of the site, the extension decreases in size towards the rear. The roof would be set slightly below the main roof ridge and the extension stepped back slightly at first floor from the main front elevation to achieve a level of subservience. The setback of the extension at first floor, combined with the hipped roof and the distance to the side boundary helps to mitigate the loss of the spacious gap between No.1 Thirlmere and No.7 Consiston Drive.

Whilst of a somewhat contrived design, this is due to the limitations of the site, and, certainly when viewed from the front, it would not be overtly out of proportion to the main dwelling. The materials would match those of the host property, helping the extension to integrate with the main dwelling which is appropriate. Given the above, and in this specific context, the extension is not considered to be so incongruous so as to result in any adverse effect on either the character of the host dwelling or the visual amenities of the street scene such to warrant a refusal.

Further to the above, there are examples of first floor and two storey side extensions within the immediate vicinity and as such the proposed extension would not be out of keeping with the character of the area.

Impact on neighbouring amenity

The neighbouring properties potentially affected by the proposals are No. 3 Thirlmere Road and No. 7 Consiston Drive located to the north west and south east of the site respectively. In relation to No.3 Thirlmere Drive the adjoining semi, given the position of the proposed extension on the north west side of the dwelling it would not result in any material loss of amenity.

In relation to No.7 Coniston Drive, whilst no first floor windows are proposed on the flank elevation facing this property, a first floor window is proposed on the rear elevation, which, given the orientation of the dwellings in their plots, would face towards the rear garden of No.7. However, given it would serve an en-suite bathroom it could be conditioned to be obscure glazed and maintained as such. The existing first floor windows currently face towards the rear garden of No.7, as do the first floor windows of No.7 across the rear of the application site. With the existing context in mind, and with the suggested condition imposed, it is not considered to result in such a significant material loss of privacy over and above the current situation such to warrant a refusal on this basis.

Whilst the proposed extension would clearly be visible to the occupiers of No.7, it would not breach a 45 degree line to the nearest habitable room window and the roof would be hipped away to minimise the impact. Given this, combined with the distance to No.7 itself and the intervening garage of No.7 it is not considered to result in any significant material loss of light or overbearing impact to the occupiers of this property.

Overall no significantly harmful amenity impacts would occur, subject to conditions and in compliance with policy DM4.

Impact on parking/highways

The revised plan illustrates 3 parking spaces which exceeds the Council's current parking standards and is therefore considered acceptable. However, to facilitate the proposed parking layout the existing access would need to be widened which would also require the partial removal of the front boundary wall/hedge. The access would need to be widened away from the Coniston Road junction and whilst this has not been illustrated on the plans, this could be dealt with by way of a suitably worded condition. The application should be made aware that a licence from the Council's Highway Department will be required to undertake any works on the highway. No transport objection.

CIL

The floorspace involved in the proposed works is below 100sqm and the proposals do not involve the creation of a new dwelling. Accordingly, the proposals are not CIL liable.

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 and informatives

Conditions

Time

Plans

Materials to Match

No Windows

Obscure

Informatives

Terms and Conditions

Building Regulations

Construction and Demolition

Encroachment

Access

Bats

Positive and Proactive