

DELEGATED APPLICATION REPORT

Address: The Barons, Priest Hill

Application No: 190580/HOU

Proposal: Front and rear single storey extensions, existing garage converted into habitable room, rear dormer and raising of eaves and ridge levels to single dwellinghouse.

Applicant: Mrs Winnie Wang

Date received (valid from): 08/04/2019

Target Decision date: Extension of time until 03/07/2019 (originally 03/06/19)

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a detached dwelling on the south side of The Cloisters off of Priest Hill. The dwelling includes a flat roof attached garage with off road parking to the front of the property and a rear amenity area approximately 13m deep and 23m wide.

The surrounding area is predominantly residential and is characterised by large detached dwellings of varying style and design.

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

2. The Proposal

Householder planning permission is sought to convert the garage into habitable rooms, a single storey rear and side extension and single storey front extension. The proposed rear extension would project 5.3m beyond the existing rear elevation of the kitchen. The front extension and porch would project up to 3.5m forward of the existing garage. The plans also show a rear dormer in the attic space.

3. Consultation

Neighbours consultation:

Two site notices have been displayed at the site since 24/04/2019 and neighbour consultation letters were sent on 03/06/2019 to 38a, Hazeldene, Greensleeves & Far End all on Priest Hill.

No responses have been received.

4. Plans and Documents Considered

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

Drawing No.:

- 01 - Existing Ground Floor Plan
- 02 - Existing Roof Plan
- 03 - Proposed Ground Floor Plan

- 04 - Proposed Roof Plan
- 05 - Existing and Proposed Elevations-1
- 06 - Existing and Proposed Elevations-2
- 07 - Existing and Proposed Elevations-3
- 08 - Proposed Sections
- 09 - Block Plan
- BK160245 - Location Plan
- Planning Statement

As received: 08/04/2019

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') 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

CS23 Car / cycle parking

Sites and Detailed Policies Document 2012 (Altered 2015)

DM4 (Safeguarding Amenity)

DM9 (House Extensions and Ancillary Accommodation)

DM10 (Amenity Space)

DM12 (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

The proposed front extension would be visible from the street scene along The Cloisters. Given the extent of the existing garage, the significant gap to the westerly boundary and the orientation of neighbouring Greensleeves (with the rear amenity area between the house and the application site); the proposed front extension would not appear significantly out of proportion with the host dwelling or surrounding area in terms of scale, bulk or massing. Further, proposed front extension would retain a 1m set back from the existing front elevation of the reception room. As such the proposed front extension would appear subservient to the host dwelling and the existing spacious character of the application site would be retained.

A single storey rear extension is proposed that would project 5.3m from the existing rear elevation. Whilst this is greater than the 4m noted in the Supplementary Planning Guidance - A Design Guide to House Extension (2003), the proposed extension would not project beyond the existing rear elevation of the attached garage and as such is considered appropriate in terms of scale.

It is proposed to add a hipped roof in place of the existing flat roof above the garage. This would be tiled and have a pitch to match the existing whilst being set down 0.8m from the existing ridge. To the rear, a pitched roof is also proposed with a small flat roof area adjacent to the existing garage. It is considered that the proposed hipped roof integrates satisfactorily with the character of the host dwelling and the addition of a hipped roof over the garage would represent an improvement when compared to the existing situation (with a flat roof to the garage).

Associated with the roof works a small dormer is shown in the roof, albeit from the section plan this would not serve habitable accommodation but would instead be within the attic space (limited floor to ceiling height).

The extension would respect the character of the host dwelling and surrounding area in terms of scale and design. With materials to match existing and hipped roof is considered to integrate satisfactorily with the character of the host dwelling and visual amenity of the surrounding area.

It is considered that the conversion of the garage to habitable rooms would not have any significant adverse impacts upon the residential character of the host dwelling or surrounding area.

The host dwelling would retain sufficient amenity space to the rear elevation, which is considered adequate for a dwelling of this size and relative to the character of amenity spaces to surrounding dwellings.

The proposal would accord with Policies CS7, DM9 and DM10.

Impact on neighbouring amenity

The neighbouring properties potentially most affected by the proposed development are Greensleeves and Hazeldene, located to the west and east of the application property respectively.

Greensleeves is orientated such that the rear amenity area is between the house and the application property. As such there is a separation distance of approximately 22m. As such there would be no adverse impacts of the proposal in terms of amenity or the living environment of the current or future occupiers of Greensleeves.

With respect to Hazeldene, the existing 1.5m gap to the common boundary would be retained. Further, the proposal would be single storey with an eaves height of 3m. As such it is considered that there would not be any significant adverse effect of the proposed development in terms of loss of light or overbearing.

No additional east side facing windows are proposed and as such there would not be any detrimental impacts in terms of overlooking or privacy. Given a flat roof is proposed (which could potentially be accessed via the dormer proposed), it is considered necessary to include a condition specifying this shall not be used as a terrace, to prevent overlooking/noise/disturbance.

The proposal accords with Policy DM9.

Other Issues

Community Infrastructure Levy

The proposed development would not be liable for the Community Infrastructure Levy (CIL). The additional floorspace created by the infill extensions is detailed on the plans as 71.45sqm, which is below the 100sqm CIL threshold.

Transport

The proposed development includes the loss of the existing garage as an off road parking space. The Supplementary Planning Guidance - Revised Parking Standards and Design (2011) states that a residential dwelling in this location should provide two off road parking spaces. It is considered that whilst not explicitly shown there is sufficient space to the front of the property that a second off road parking space could be easily accommodated.

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.

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.:

- 03 - Proposed Ground Floor Plan
- 04 - Proposed Roof Plan
- 05 - Existing and Proposed Elevations-1
- 06 - Existing and Proposed Elevations-2
- 07 - Existing and Proposed Elevations-3
- 08 - Proposed Sections
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As received: 08/04/2019

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

4. The roof area of the 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.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy DM4.

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 agreed extended time period.