

DELEGATED APPLICATION REPORT

Target Date: 31/12/18

Application No: 181918/HOU

Address: 16 Hemdean Road, Reading RG4 7SX

Proposal: Single storey side extension, demolition of rear extension, alterations to primary façade, boundary treatments and creation of bin storage and bicycle storage.

Case Officer: Anthony Scholes

1. Site Description and Surrounding Area

- i. The development site is located on the Western side of Hemdean Road, and is the end of a row of terraced houses. The housing within the area is generally C 1900-15 buildings where their style, detailing, and building materials provide the streetscape with interest and variety. The property has a relatively small garden, which is common of the locality. The property contains two self-contained flats, with the ground floor being previously used as a café/business use, and a first floor flat with converted loft accommodation.

2. Proposal

- i. The proposal is for the removal of a small rear extension, alterations to the Hemdean Road frontage, construction of a 1.2m wide side extension including an entrance door to Hemdean Road, alterations to the existing boundary wall, a new 900mm boundary wall, bicycle storage, bin storage, removal of an external basement staircase, new double doors to ground floor 'patio' area.
- ii. Materials are proposed to be:

Walls	Brickwork to match existing
Roof	Flat glazed roof
Windows	UPVC to match existing
Doors	Glazed doors
Boundary treatments	Brick to match existing
Guttering/ wastewater pipes	Black UPVC

3. Internal Consultations

- i. RBC Transport Development Control
On 27 November 2018, transport officers recommended refusal of the development on the basis that the provision of car parking in front of the dwelling (on the Hemdean Road frontage) was unacceptable. Following correspondence with the applicant, the parking space was removed from the proposed plans, and as per an e-mail from the applicant's agent on 17 December 2018, the development is acknowledged to be a car free development with no parking permitted on site. Therefore, the transport objections have been resolved, and subject to the following informatives and conditions, the application is acceptable to transport officers.

DC3 Bicycle parking space provided in accordance with approved plans

No dwelling/building hereby permitted shall be occupied until the bicycle parking facility for that dwelling/building has been provided in accordance with the approved plan. The facility shall be kept available for bicycle parking at all times thereafter.

Reason: To encourage travel by sustainable alternatives to driving a motorcar in accordance with the Local Planning Authority's approved transport policies CS23 and CS24.

DC6 Bin storage

No dwelling/building shall be occupied until the bin storage facility shown on the approved plans has been provided and the bin storage facility shall be retained thereafter for use by occupiers of the dwelling/building at all times.

Reason: in the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required in accordance with Policy CS7.

DC7 Parking permits 1

No residential unit hereby approved shall be occupied until the Council has been notified in writing of the full postal address of the unit. The notification shall be sent to the Council's Planning Manager quoting the application reference specified on this Notice.

Reason: In order that the Council can update its records to ensure that parking permits are not issued to the occupiers of the new residential units hereby approved, and thus ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area in accordance with Policy CS24 and Policy DM12.

DC8 Parking permits 2

Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, the residential unit(s) hereby approved, the prospective occupier/transferee shall be informed that there is no automatic entitlement to a car parking permit for any existing residential parking permit schemes and future schemes on adjacent and surrounding streets. All material used for advertising or marketing the residential unit(s) for letting or sale shall make it clear to prospective tenants and occupiers that they will not be automatically entitled to a parking permit, but any application for a parking permit will be considered on its merits.

Reason: In order that the prospective occupiers are made aware of the fact that while they can submit an application they will not be automatically entitled to an on-street car parking permit. In the interests of the proper management of parking, and to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area in accordance with Policy CS24 and Policy DM12.

IF3 Highways

i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.

ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.

I13 Parking Permits

The occupiers of the residential unit(s) will not be automatically entitled to an on-street car parking permit. Current and new occupiers should be informed of this and be advised to find out more about parking permits on the Council's website. There is already a high level of on street car parking in the area and the site is located close to local facilities, with frequent public transport services on nearby roads.

Environmental protection (ecology)

A response was received on 11 January 2019, stating that the development is not located in an area where demolition would have an impact on bats or other protected species. As such, there are no objections to the proposal from environmental protection (ecology) officers.

Environmental health

No objections were received from environmental health, subject to the following informative.

Noisy construction, demolition and associated activities should be restricted to between the hours of 08:00hrs to 18:00hrs Mondays to Fridays, and 09:00hrs to 13:00hrs on Saturdays, with no noisy works taking place at any time on Sundays and Bank or Statutory Holidays.

4. External Consultations

- i. A site notice was displayed for 21 days, occupiers of adjoining properties were notified by mail. The following response was received:
- ii. Caversham and Districts Residents Association commented on the proposed development, and raised concerns in relation to proposed parking area identified on the original plans. The initial response from the Council's transport officers identified that the previous prior approval included restrictions on parking, the applicant was advised of this and subsequently amended the plans to remove the allocated parking space and confirmed that the development would be car free.

5. Plans/Documents Considered

- i. The agent supplied the following, received on 5 November 2018:
Drawing No. 240-A2-01 - Existing
Drawing No. 240-A1-08-A - Proposal

The agent supplied amended plans, received on 17 December:
Drawing No. 240-A1-08-B - Proposal

6. Relevant Planning History

- i. 181376 - Retail prior approval - Change of use of ground floor and basement from Class A1 (shops) to Class C3 (dwellinghouses) to comprise one dwelling and associated works. Prior Notification under Class M, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). APPROVED 1/10/2018
- ii. 181919 - Erection of rear pitched roof dormer and 2no. new front velux windows. APPROVED 19/12/2018

7. Equality Act 2010

- i. 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.

8. Relevant Planning Policy and Guidance

- i. 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') 2018 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:

- ii. The following local and national planning policy and guidance is relevant to this application:

National
National Planning Policy Framework 2018;
National Planning Policy Guidance;

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
DM12: Access, Traffic and Highway Related Matters

Reading Borough Council Supplementary Planning Documents
Revised Parking Standards and Design SPD (2011)
Supplementary Planning Guidance - A Design Guide to House Extensions (2003)

9. Appraisal

- i. The main issues are considered to be:
- Effect of development on the public realm
 - Amenity
 - Other matters

ii. Effect of development on public realm

The proposed development includes a modern attachment to the end dwelling in a row of Edwardian terraced houses. The proposed extension measures approximately 1.2m in width, 4.8m in depth, and 3.8m in height. The proposed extension aligns with the small side extension which forms the entrance to the flat above. Due to the relatively modest scale of the development, and the previous use as a café/business use, the proposed addition would not negatively impact on the overall appearance of the public realm. The proposed extension would align with the existing façade treatments. The changes to the front façade to increase the amount of glazing, and provide sliding doors would have a positive impact on the streetscene and provide additional opportunities for casual surveillance of the public realm, and increase light into the dwelling.

The proposal includes the provision of a new doorway to the northern elevation serving the bedroom, with a new roof light over the void where the existing basement staircase is located. The proposed new door is located behind the existing and proposed boundary treatments and will have no impact on the overall appearance of the dwelling as viewed from the street.

The construction of a 900mm high boundary fence, and alteration bicycle storage/bin storage would delineate the private entrance to the above dwelling and provide a secure and hidden area for the provision of each. The increase of height of the boundary wall along Priest Hill is minor in nature and is similar to that of the property at 2 Priest Hill and is therefore considered appropriate.

iii. Amenity

DM9: House extensions and ancillary accommodation states an extension 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, the proposed materials generally match the existing dwelling.**

- reduce the amount of usable amenity space for the property to an unacceptable degree; **NO, the development increases the amount of useable amenity space.**
- 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**
- 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**
- 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**

iv. Other matters

CIL - The extent of the works are such that the proposals will not be CIL liable.

10. Conclusion

- i. 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 consent subject to conditions.

Recommendation

GRANT, subject to conditions

11. Conditions:

1. Time limit
2. Materials to match (Consider samples)
3. Approved plans
4. Bicycle parking
5. Bin storage
6. Parking permits 1
7. Parking permits 2

Informatives:

1. Terms and conditions
2. Pre-commencement conditions
3. Building regulations
4. Demolition and construction
5. Encroachment and Party Wall
6. Positive and proactive
7. Highways
8. Parking permits

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