

DELEGATED APPLICATION REPORT

Address: 33 Chiltern Road

Application No: 181450 / HOU

Proposal: Rear extension at ground floor and part rear extension at first floor

Applicant: Mr & Mrs Hepworth

Date received (valid from): 17/08/2018

Target Decision date: 12/10/2018

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a two storey semi-detached property on the west side of Chiltern Road. The application property has an existing single storey lean-to rear extension and large outbuilding in the rear garden. The application site includes a rear amenity area approximately 13m deep and 8m wide.

The surrounding area is predominantly residential and characterised by semi-detached properties of a similar scale to the application property.

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

2. The Proposal

A householder planning permission is sought for a part two storey part single storey rear and side extension. The proposed extension would have flat roofs at above both the ground floor and first floor elements of the extension and would be of an angular, contemporary design. It is proposed that the extension be timber clad and have large glazed panels facing the rear garden.

3. Consultation

Neighbours consultation:

No.s 31 & 35 Chiltern Road have been notified of the application and a site notice has also been displayed at the site from the 29th August 2018.

One response has been received. The representation raised objection to the application based on the reduction of daylight/sunlight to the neighbouring property.

4. Plans and Documents Considered

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

Drawing No.:

- 001 - Existing Site Plan
- 010 - Existing Ground Floor Plan
- 011 - Existing First Floor Plan
- 012 - Existing Roof Plan

- 020 - Existing Front Elevation
- 021 - Existing Side Elevation
- 022 - Existing Rear Elevation
- 030 - Existing Section A-A
- 031 - Existing Section B-B
- 101 - Proposed Site Plan
- 110 Rev. A - Proposed Ground Floor Plan
- 111 Rev. A - Proposed First Floor Plan
- 112 - Proposed Roof Plan
- 120 - Proposed Front Elevation
- 121 Rev. A - Proposed Side Elevation
- 122 - Proposed Rear Elevation
- 130 - Proposed Section A-A
- 131 - Proposed Section B-B
- 050_002 - Existing Site Plan & Block Plan
- Design & Access Statement

As received: 16/08/2018

- 050_003 - Proposed Block Plan

As received: 17/08/2018

5. Relevant Planning History

051215 - FUL - Erection of single storey rear extension - Application Permitted

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

Sites and Detailed Policies Document 2012 (Altered 2015)

DM4 (Safeguarding Amenity)

DM9 (House Extensions and Ancillary Accommodation)

DM10 (Amenity Space)

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

Whilst the proposed development is to the rear of the application property, the arrangement and orientation of houses in the cul-de-sac is such that the proposed extension would be highly visible from the rear of the neighbouring properties, and from the front garden/drive way of no.s 25, 27, 29 and 31 Chiltern Road. The visibility of the application site highlights the importance of high quality design that responds positively to the local context; and emphasises the potential harmful impact of poor design in this location.

Whilst not adverse to the principle of contemporary design, there is a policy requirement for development to relate and respond positively with the local area and to reinforce local character. Planning policy also directs that an extension to a house will only be acceptable where it respects the character and pattern of the host dwelling and surrounding area in terms of materials and design.

The proposed development is predominantly to the rear of the application property however does also project beyond the side elevation of the host dwelling. The unusual shape of the application site results with the proposed extension projecting beyond the side elevation at an angle. This is the cause of an awkward junction between the proposal and the existing side elevation, the incongruous nature of which is exacerbated by the

proposed materials, the proposed roof form, the traditional character of the existing dwelling and that the side element of the proposed extension would be two storeys.

The proposed extension would be finished with a timber cladding that, by design, would not integrate with the existing render of the host dwelling. The Design & Access Statement submitted alongside this application states that to match the materials of the extension to the fabric of the existing house would 'conceal/subvert the original form of the house'. Regardless of the validity of this assertion, it does not change the conclusion that the materials selected do not respect the character of the host dwelling and serves to place further emphasis upon the way in which the proposal fails to satisfactorily integrate with the host dwelling and visual amenity of the surrounding area. That it is considered that were the extension to be finished with external materials to match the existing it would be to the detriment of the original house is indicative of poor design and is symptomatic of inappropriate addition to the street scene.

Whilst there are some examples of single storey flat roofs in the surrounding area, there is no existing predominance of two storey flat roof extensions in this locality. Within the general vicinity, flat roofs at first floor level are not an established feature and therefore the principle of one in this highly visible location is not considered appropriate. The introduction of a two storey flat roof extension is considered out of place and wholly out of character within the context of the traditional tiled hipped roofs that are characteristic of this area. The proposed roof form, more readily associated with a commercial development than a residential extension, would appear visually jarring and disrupt the existing duality of the semi-detached pair. As such the proposal is not considered to respect the character and pattern of the surrounding area in terms of location, materials or design. The extension would not respond positively to the local context or respect the form of area local to the development site.

The proposed development would not accord with Policy CS7 or Policy DM9.

Impact on neighbouring amenity

The neighbouring properties potentially affected by the proposed development are 31 Chiltern Road and 35 Chiltern Road, located to the south and north of the application site respectively.

With regards to no.31 the proposed extension would be set off the common boundary by 4m. The 4m set off the common boundary is sufficient that the proposed development would not have any significant adverse effects upon the living environment of the current or future occupiers of no.31.

With respect to no.35, the proposed development would project a maximum 5m beyond the existing rear elevation of the property (which is greater than the 4m recommended as permissible in the Supplementary Planning Guidance - A Design Guide To House Extensions (2003)). It is acknowledged that this measurement is not entirely representative of the proposal, the extension is proposed at an angle to the main house due to the unusually shaped plot and there is an existing single storey extension to the rear of the property.

However, the proposal would abut the boundary with no.35 and whilst it would project a maximum of 5m from the existing rear elevation it would run 5.7m along the boundary (not including the 1.5m of the 'external powered catering area' that would also add built form along the boundary). Given that the proposed flank elevation would be 3m high, be set on the boundary with no.35 and would introduce 7.2m (in total) of built form along the boundary - combined with the tapering and relatively narrow nature of the garden at no.35; it is considered that it would result in an unacceptable overbearing impact and sense of enclosure (exacerbated orientation of the properties at no.s 35 and 37) to the current or future occupiers of neighbouring no.35.

When determining application 051215 (approved but not implemented at the time of the case officer site visit - see Relevant Planning History above) at this site, the case officer noted in their report:

'The original proposal involved erecting an extension that would protrude 5.5 meters from the rear of the existing property. It was considered that the close proximity of the extension to the boundary fence and the angle at which the property faces the neighbouring property, would create a feeling of overbearingness; even though it would be a flat roof extension.'

The current recommendation is considered consistent with the view taken by the local authority at the time of application 051215; especially when considering that the current proposal has a two storey element that 051215 did not.

In correspondence with the local planning authority the applicant cited a recent planning application at 35 Chiltern Road that includes a rear extension (application number 181721); stating that the impact of this proposal would be lessened by it. In response, it is acknowledged that application 181721 includes a rear extension that may alter the relationship between the application property and no.35. This application has been granted approval but the permission may not be implemented. Whilst nearby planning determinations are a material consideration in assessing planning application, application 181721 is yet to be determined and in any case all planning applications must be assessed on their own merits against all relevant planning policy.

For the reasons offered above, the proposal is not considered to comply with Policy DM4.

Other Issues

The application would not be liable for the Community Infrastructure Levy (CIL).

10. Recommendation

REFUSE planning permission

The proposed development (owing to its design, materials and orientation with respect to the host dwelling) would create an incongruous form of development which would appear out of keeping with the host property and would be poorly integrated within the local

context. As such, the proposed development would be harmful to and out of keeping with the character of the surrounding area, contrary to Policy DM9 of the Sites and Detailed Policies Document 2012 (altered 2015), Policy CS7 of the Core Strategy 2008 (altered 2015) and the National Planning Policy Framework 2012.

The proposed development, by extending along the common boundary, would have an unacceptable detrimental impact on the living environment of the occupiers of 35 Chiltern Road in terms of overbearing effects and appearing visually dominant. As such the proposed development would be harmful to neighbouring amenity and is contrary to Policy DM4 of the Sites and Detailed Policies Document 2012 (altered 2015).

Informatives

The decision relates to the following drawings:

Drawing No.:

- 001 - Existing Site Plan
- 010 - Existing Ground Floor Plan
- 011 - Existing First Floor Plan
- 012 - Existing Roof Plan
- 020 - Existing Front Elevation
- 021 - Existing Side Elevation
- 022 - Existing Rear Elevation
- 030 - Existing Section A-A
- 031 - Existing Section B-B
- 101 - Proposed Site Plan
- 110 Rev. A - Proposed Ground Floor Plan
- 111 Rev. A - Proposed First Floor Plan
- 112 - Proposed Roof Plan
- 120 - Proposed Front Elevation
- 121 Rev. A - Proposed Side Elevation
- 122 - Proposed Rear Elevation
- 130 - Proposed Section A-A
- 131 - Proposed Section B-B
- 050_002 - Existing Site Plan & Block Plan
- Design & Access Statement

As received: 16/08/2018

- 050_003 - Proposed Block Plan

As received: 17/08/2018