

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 182100/HOU

Address: 108 Peppard Road

Applicant: Mr & Mrs Combridge

Proposal: Front Porch

Case officer: Connie Davis

Site Description and Surrounding Area:

The application site is a detached bungalow which lies on a private road which joins the main Peppard Road. Only one other property (which is also a bungalow) immediately surrounds the application site. Other than to access the two properties located on this extension of Peppard Road, the road also leads down to an entrance to Harvey's Nurseries. The Horse Close is located at the rear of the property.

The property is not listed, nor in a conservation area.

Proposal:

The proposal comprises of a new porch to the front of the property. The porch is to have a gable roof with cantilevered overhang. The porch will measure 2.2m in width and 2.9m in depth. The porch will also be installed with two roof lights and one new window to the north-east side elevation.

Plans Considered:

Drawing No.

18/15/03 - Existing Elevations

18/15/04 - Existing Ground Floor Plan

18/15/05 - Existing Roof Plan

Photographs and Photomontages

Received 30th November 2018.

18/15/01 - Location Plan

18/15/02 Rev A - Block Plan

18/15/06 Rev A - Proposed Elevations

18/15/07 Rev A - Proposed Ground Floor Plan

18/15/08 Rev A - Proposed Roof Plan

18/15/10 Rev A - Car Parking Plan

Photographs and Photomontages

Received 14th January 2019.

Relevant Planning History:

101708 - Conversion of existing detached double garage to one bedroom self-contained annexe ancillary to main dwelling - Application Withdrawn

101867 - Conversion of existing detached double garage to one bedroom annexe ancillary to main dwelling (re-submission of 10/02091/FUL) - Application Permitted

102131 - Single storey rear extension - Application Permitted

890383 - Single storey side extension and detached double garage - Application Permitted

Consultation Responses:
Internal Consultees
Transport

No objections to the proposal.

External Consultation

The following addresses were consulted via letter on 5th December 2018:

106 Peppard Road
5, 6, 7, 8, 9, 10, 11, 12, 12A The Horse Close

A site notice was sent to the agent on 5th December 2018. No responses were received from members of the public.

Discussions with agent/ applicant

Throughout the course of the application, the proposal was amended from 'front porch and cycle storage' to just the front porch element. Revised plans were required for the cycle storage area, as they lacked compliance with policy CS7 (Design and the Public Realm) and the Supplementary Planning Guidance - A Design Guide to House Extensions (2003); in terms of overall design, with particular reference to the proposed shape and roof form of the cycle storage area. It was decided that instead of redesigning this element of the proposal, the cycle storage area would be eliminated from the proposal.

Additional details regarding the proposed materials were provided by the applicant as it was noted these will not match the main house. The existing property is finished with white rendered brickwork, however the proposed porch is to be finished in timber cladding with a colour to match the existing window frames (which are in a Chartwell Green). Matching materials were not selected due to the applicants wanting to differentiate the extension from the main house, and to break up the appearance of the property.

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

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. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'.

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

National

National Planning Policy Framework;
National Planning Policy Guidance;

RBC Local Development Framework

Core Strategy 2008 (Altered 2015)

CS7 Design and the Public Realm

CS24 Car/ Cycle Parking

Sites and Detailed Policies Document 2012 (Altered 2015)

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, the porch is designed in proportion to the main dwelling and is appropriate in terms of roof form. Although the materials do not match those of the existing property, the timber cladding is proposed to match the colour of the existing window frames (Chartwell Green) and therefore will be in keeping to some degree. The existing property is white rendered brickwork and it is considered that the use of this new material could give the property a somewhat reformed character.**
- 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**
- 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**, as the property does not sit on the main stretch of Peppard Road, it is not visible from the overall street scene; mainly just those that pass the property to access Harvey's Nursery. Therefore although the materials do not match the existing, in this instance (due to the location of the property and the fact the cladding will match the colour of the existing window frames), this would be considered acceptable.

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. This has been assessed and it is considered the proposal would not cause a significant detrimental impact to the living environment of any existing or new occupiers or neighbours.

CONCLUSION

The proposed development would not be harmful to the character or appearance of the site or its surroundings and would not have a detrimental impact on the original building or neighbouring properties. As such the proposed works are considered to be in accordance with CS7 (Design and the Public Realm) of the Reading Borough Local Development Framework Core Strategy (2008), DM4: Safeguarding Amenity and DM9: House Extensions and Ancillary Accommodation of the Sites and Detailed Policies Document (Oct 2012) and the Councils Supplementary Planning Guidance A Design Guide to House Extensions (2003).

RECOMMENDATION: GRANT PERMISSION

Conditions

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing No.

18/15/01 - Location Plan
18/15/02 Rev A - Block Plan
18/15/06 Rev A - Proposed Elevations
18/15/07 Rev A - Proposed Ground Floor Plan
18/15/08 Rev A - Proposed Roof Plan
18/15/10 Rev A - Car Parking Plan

Received 14th January 2019.

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

Classification: OFFICIAL

2. The materials to be used in the construction of the external surfaces of this development shall be:

Timber cladding painted to match the colour of the existing window frames

Interlocking concrete tiles to match the existing

Timber windows to match the existing

Timber door

as shown on the approved plans or documents.

Reason: in the interests of ensuring that the new development appears in keeping with the existing building or surrounding area in accordance with Policy CS7 and Policy DM9.

Classification: OFFICIAL