

DELEGATED APPLICATION REPORT

Address: 5 Longhurst Close, Reading

Application No: 181245/HOU

Proposal: Ground and first floor rear extensions and separate additional two-storey rear extension, garage conversion and associated works.

Applicant: Mr G Batley

Date received (valid from): 17/07/18

Target Decision date: 11/09/18

Case officer: Jonathan Markwell

1. Site Description and Surrounding Area

- i. The application site comprises a two storey dwelling located on the north side of Longhurst Close. The property is the middle building of a terrace of three on this side of the close. The immediate surrounding area is solely residential. The application site is not listed, nor within a conservation area.

2. The Proposal

- i. Planning permission is sought for a variety of works to this existing single dwellinghouse. First, a ground floor rear extension is sought adjacent to the boundary with No. 7. Second, a first floor rear extension is proposed adjacent to the boundary with No. 3. Third, a ground and first floor rear extension is sought beyond the existing two storey rear extension at the property. Furthermore, the existing garage on the boundary with No. 7 will be converted into habitable accommodation, with an external access created on the boundary to make the property semi-detached (rather than garage linked terrace). Associated works are also shown on the plans, such as the remodelling of landscaping in the rear amenity space (similar to existing, but set further into the garden owing to the proposed extension).
- ii. During the course of the application additional plans have been submitted to illustrate the proposals in full (e.g. showing the dimensions of the two off-street parking spaces on the plans and providing a west side elevation).

3. Consultation

- i. Neighbour Consultation
Consultation letters were sent to neighbouring occupiers on 30/07/18. At the time of the site visit on 31/08/18 a site notice was being displayed by the applicant. No responses have been received.

4. Plans & Documents Considered

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

17 516 PL01 - Existing Site Plan and Site Location Plan, as received 17/07/18

17 516 PL03 - Proposed Site Plan and Site Location Plan, as received 17/07/18

17 516 PL02A - Existing Plans and Elevations, as received 21/08/18

17 516 PL04A - Proposed Plans and Elevations, as received 21/08/18

5. Relevant Planning History

991337 - Two storey and single storey rear extensions. Granted 12/10/2000.

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

- 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:

8. Relevant Policies

- i. The application has been assessed against the following policies:

National

National Planning Policy Framework 2018;

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)

SD1 Presumption in Favour of Sustainable Development

DM4 Safeguarding amenity

DM9 House Extensions and Ancillary Accommodation

DM12 Access, Traffic and Highways-Related Matters

9. Appraisal

- i. The main issues are considered to be:
 - Design
 - Amenity
 - Transport

ii. Design

It is acknowledged that the host property has already been extended previously, with a part single, part two-storey extension on the rear elevation (see relevant history section above). The first element of the proposal seeks to increase the depth of the two storey element in the centre of the property. This is supplemented with a first floor extension on the rear boundary with No. 3 and a single storey extension on the side of No.7 (which also involves decreasing the width of the existing garage/study to create independent external access to the rear amenity area). Furthermore, an element of a two storey extension is also proposed on the side of No.7 to create a new stair access to the first floor. Given the context of the existing additions to the property, those proposed are considered to sufficiently maintain the character of the dwellinghouse. Within this terrace of three there is no particularly strong front/rear building lines or universal character, with the plots and buildings already contrasting from one another. With all proposed materials stated to match the existing, it is considered that the proposed extensions comply with policies CS7 and DM9.

iii. Amenity

The proposals are considered to improve the quality of accommodation for future occupiers, by providing an additional bedroom and providing an en-suite within the master bedroom. Although a garage will be removed, two on-site parking spaces remain and a study/utility room is created. Furthermore, access to the rear garden externally will be possible for the first time, with the introduction of the side passage.

In terms of the neighbouring/nearby occupiers, it is considered that No's 3 & 7 could potentially be impacted. Considering No. 3 first, the first floor extension on the boundary will create a new relationship between the buildings, but owing to No. 3 already including a wrap-around single storey side extension, there is a sufficient gap between the proposed first floor element and that existing at No. 3. As such, no significantly adverse amenity impacts are envisaged. With regard to the further extended two storey element to the rear of the property, this is set away from the boundary with No. 3 and consequently sufficient outlook and access to day/sunlight would remain. Although more overbearing than the existing context, the proposal would not be significantly harmful in this instance owing to the distance of these works to the boundary.

With regard to No. 7, the remodelled side extension results in the extension being offset from the boundary by 0.8m (as opposed to directly abutting the boundary as existing). However, the depth at single storey does increase significantly from 1.8m beyond No. 7 to 6.8m. The closest window at No. 7 serves a kitchen and although there is an obvious increase in depth, the single storey nature of this element and the off-set from the boundary means it is not considered to be significantly harmful to No. 7. The two storey rear extension element increases the depth from the perspective of No. 7 by 3m from 6.2m to 9.2m. Importantly however this is set 3m off the boundary and includes no windows at first floor level. Although worse than existing, this is not considered to be sufficiently harmful given the orientation of the neighbouring building / plot.

Therefore, in overall terms it is considered that the proposals comply with policy DM4.

iv. Transport

The proposal will result in the reduction in car parking spaces that could be accommodated off the carriageway and therefore is contrary to policy. However, as shown with the submission of revised plans during the course of the application, the provision of two spaces on the driveway (each having the dimensions of 2.5m x 5m) would remain. As such, there are no transport objections as the proposed development will have no transport implications. The proposal is

acceptable in Transport terms in that it will retain sufficient parking provision on the driveway at the front of the property which complies with the requirements within the Council's adopted Parking Standards and Design SPD. There are no change to the existing access arrangements.

v. CIL

Although the proposals involve an increase in floorspace, this is below 100sqm and hence the proposals are not 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 planning permission subject to conditions.

Recommendation

Grant Planning Permission subject to conditions (1HA)