

DELEGATED APPLICATION REPORT

Address: 2 Lomond Avenue

Application No: 180542 / HOU

Proposal: Single storey flat roof rear extension, garage conversion with roof modification
(part retrospective)

Applicant: Ms Judith Barratt

Date received (valid from): 24/05/2018

Target Decision date: 19/07/2018

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a two storey semi-detached dwelling in Caversham Park Village where houses are dual fronted with vehicle access at the rear and front door leading from footpath. For the purposes of this report the easterly elevation facing Lomond Avenue is referred to as the front and the west elevation is referred to as the rear. The site is to the west of Lomond Avenue near the junction with Galsworthy Drive. The application property is brick built with a traditional pitched roof and gabled ends.

The surrounding area is predominantly residential with properties of similar scale and design to the application property.

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

2. The Proposal

A householder planning permission is sought for a single storey rear extension and to convert the garage to a habitable use. The application is part retrospective as the garage conversion and associated alterations (including infilling of the garage door, placement of a window in the front elevation and the addition of a monopitched roof in place of the original flat roof). It is proposed that the existing rear projection would be demolished and a single storey, full width, flat roof extension projecting 3m from the rear elevation of the kitchen and dining rooms be built in its place. The flat roof would be 2.6m high and contain two roof lanterns. There would be a 3m parapet wall along each edge of the extension.

No windows are proposed in the side elevations. Two windows are proposed in the rear elevation, as are two glazed doors.

3. Consultation

Neighbours consultation:

No.s 1 and 3 Lomond Avenue and 14 and 15 Kendal Avenue have been notified of the application and a site notice has also been displayed at the site from the 29th May 2018. Two objections have been received. Specifically the objections have related to:

- Loss of light to neighbouring properties
- Construction of the rear extension may include removing the boundary fence, which has safety implications for the neighbour's pet
- The existing shed at the application property is partially on land belonging to no.1
- The front window of the garage conversion is out of keeping with the character of the street
- Concerns that the integrity of the retaining wall would be compromised by the proposed extension
- The proposal would result in a change of appearance of the road and limit the light into neighbouring gardens

4. Plans and Documents Considered

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

Drawing No.:

- 2016-1-A-10 Rev. B

As received: 24/05/2018

5. Relevant Planning History

050406 - FUL - Single storey rear extension and garage conversion with roof alterations - Application Permitted

161744 - NMA - Non-material change to planning permission 050486 for alteration of roof forms of front and rear extensions, increase in area of rear extension, and amendment of rear door and window configuration - Not Agree

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

This application is part retrospective as the garage conversion and associated roof alterations have already been carried out. The development to the front of the property is visible from the street scene along Lomond Avenue. The roof form is similar to that of the front porch at neighbouring no.3 Lomond Avenue and is considered it integrates satisfactorily with character and pattern of the surrounding area. The window in the front elevation, being white uPVC double glazing, matches those of the original dwelling and neighbouring properties. Whilst the front elevation of the converted garage does now present a blank facade to Lomond Avenue the impact is lessened by soft landscaping and is not considered severe enough to justify a refusal in this instance.

The garage conversion has not increased the footprint of the original dwelling and with materials to match existing is considered to integrate satisfactorily with the character of the host dwelling and visual amenity of the surrounding area.

The rear extension would not be visible from the street scene along Lomond Avenue. It is proposed to demolish the existing rear projection and erect a 3m flat roof full width rear extension. The proposed extension would protrude 3m from the rear elevation of the existing kitchen and dining rooms and 2m from the rear elevation of the existing lobby (which is to be demolished). The proposed extension would have a flat roof 2.6m high with a 3m parapet wall at each side.

The extension would protrude 2m beyond the existing projection, in line with the SPD, and with materials to match existing and flat roof is considered to integrate satisfactorily with the character of the host dwelling and visual amenity of the 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 affected by the proposal are no.s 1 and 3 Lomond Avenue located to the south and north respectively.

Regarding no.3, the proposed extension would retain the existing 1m gap to the boundary. Given that no.3 is set back a similar distance from the boundary and that the proposal would be single storey and project 3m from the rear elevation of the main house, it is not considered to have a significant adverse impact in terms of loss of light or overbearing impact.

With respect to no.1, the proposed extension would abut the boundary. The proposal would breach the 45 degree line, when taken from the midpoint of the nearest habitable room window at no.1, but in elevation terms it would not. Whilst it is acknowledged that the proposal would reduce the outlook/access to sunlight by some degree at no.1, the application site is to the north and the detrimental impact on the living environment at the neighbouring property is not considered so significant as to warrant the refusal of the application on this basis, in this specific instance.

It is also noted that the proposed extension would be single storey and project 3m from the rear elevation of the kitchen / dining rooms and 2m from the rear of the 'lobby' projection, significantly less than the 4m that the Supplementary Planning Guidance - A Design Guide to House Extensions suggests is normally permissible. Further, permitted development rights would allow for a 3m rear extension in this location. Considering all of these various factors, it is considered that although there would be a degree of loss of outlook / access to day/sunlight, this would not be so significant to warrant the refusal of the application on this basis, in this specific instance.

Further, the rear extension would be single storey with no windows in the side elevation. As such it is not considered to have a significant detrimental impact on either neighbouring property in terms of overlooking or loss of privacy. Given a flat roof is proposed, it is considered necessary to include a condition specifying this shall not be used as a terrace, to prevent overlooking/noise/disturbance.

The garage conversion and associated works did not increase the footprint of the original dwelling. Whilst the change from a flat to pitched roof did increase the bulk and massing of the front projection, given the gapping to the neighbouring properties and relatively minor nature of the exterior alterations; the garage conversion would not have a significant detrimental impact in terms of visual dominance or overbearing effect. The garage conversion did result in an additional side facing window. The window is at ground floor level and faces the side elevation of no.3, which itself has no side facing windows. As such it is not considered that proposal would result in an unacceptable overlook impact or loss of privacy.

As such, on balance and in overall terms, the proposals are not considered to have any significant adverse impacts on the amenity of any nearby occupiers or users, complying with policy DM4.

Other Issues

Community Infrastructure Levy

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

Public Consultation Responses

Many of the issues raised in the objections from nearby occupiers have been addressed above. In relation to other matters, it is noted that the matters relating to the safety of a pet are not material planning considerations and therefore cannot prejudice the outcome or determination of this application. The shed referenced in the objection is not included in the submitted plans and as such is outside of the scope of consideration for this application. Further, land ownership disputes are a civil matter and not a planning consideration. The concerns regarding the retaining wall at no.3 being damaged during construction relate to building practices and as such are not a material planning consideration. An informative is recommended drawing the applicant's attention to the requirements of Building Regulations.

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:

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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 statutory time period.