

DELEGATED APPLICATION REPORT

Address: 16 Ardler Road, Reading

Application No: 181550/HOU

Proposal: Single storey front extension

Applicant: Mr & Mrs Herbert

Date received (valid from): 08/10/18

Target Decision date: 03/12/18

Case officer: Jonathan Markwell

1. Site Description and Surrounding Area

- i. The application site comprises a two storey detached dwelling located on the west side of Ardler Road, opposite the junction with Hardy Close (to the east). The application site building is more recent and contrasts with the other semi-detached pairs of properties to the north on this side of Ardler Road. It contrasts in footprint (being set further back from the highway - thereby including a smaller rear amenity space as a result) material appearance (brick rather than render) and form (being an individual property rather than one of a pair). There is an existing garage forward of the main house, with the front building line of the garage aligning with the front building line of the semi-detached pairs to the north. Based on historic planning records the property appears to have been constructed in the 1960's, with a garage and kitchen extensions added in the 1970's. To the south of the application site are allotment gardens.
- ii. The application site is located within flood zone 3. The site is also within an air quality management area and a smoke control zone.
- iii. The immediate surrounding area is predominantly residential in nature, along with the aforementioned allotments to the south and commercial uses to the east on Hardy Close. In addition, further to the north-west is St Anne's Primary School, on the junction of neighbouring streets South View Avenue and Washington Road. The application site is not listed, nor within a conservation area.

2. The Proposal

- i. Planning permission is sought for a single storey front extension to the property at ground floor level. The existing garage will be maintained, but converted to provide habitable accommodation, with the extension effectively infilling the remaining 'front side' footprint, aligning with the depth of the existing garage (level with the front building line of neighbouring properties to the north). On the resultant front elevation a slightly recessed central entrance door will be flanked by a bedroom and study (both of which include windows to the front (east elevation) only. A further side entrance is provided on the south elevation, leading to a hall / bathroom/toilet and then linking in with the remainder of the rest of the house beyond. A flat roof is proposed and all materials are stated to match the existing.
- ii. During the course of the application the applicant has confirmed that the existing garage at the front of the property would be retained and altered/converted into habitable space, rather than being demolished. Furthermore, given that the floor plans demote that a bedroom, study and bathroom is proposed, together with a new entrance off the frontage and a second access being proposed on the south side elevation, the exact nature of the application was sought to be clarified. More specifically, the applicant was asked to clarify whether the proposal was solely for additional ancillary accommodation incidental to the use as a single dwellinghouse (as submitted, as a householder application), or was in-fact seeking to create a separate self-contained flat at this point. The agent has confirmed that the application is solely for extensions

to a single dwellinghouse and the proposal is seeking to futureproof the property for the occupiers. In addition, flood risk information was sought and received during the course of the application.

3. Consultation

i. Neighbour Consultation

Consultation letters were sent to neighbouring occupiers on 09/10/18. No responses have been received.

ii. Internal Consultation

The proposed extension will result in the loss of the existing garage and therefore the loss of a parking place. Plan BA 0132 02 illustrates 2 off road parking spaces on an area of hardstanding at the front of the property; this is in accordance with the Council's current standards and is therefore deemed acceptable.

There are no Transport objections to this application, subject to:

CONDITION:

DC1 Vehicle parking space provided in accordance with approved plans

The building hereby permitted shall not be occupied until all vehicle parking space(s) have been provided in accordance with the approved plan. The space(s) shall be kept available for parking at all times thereafter.

Reason: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users to accord with Policy CS24 and Policy DM12.

INFORMATIVE:

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.

4. Plans & Documents Considered

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

BA 0132 01 - Existing Plans & Elevation, as received 31/08/18

BA 0132 02a - Proposed Plans & Elevation, as received 08/10/18

BA0132 - 16 Ardler Road, Caversham, Reading Flood Risk Statement dated October 2018, as received 02/11/18

5. Relevant Planning History

Application site

None in the past 25 years.

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

CS24 Car / Cycle Parking

CS34 Pollution and water resources

CS36 Flooding

CS38 Trees, Hedges and Woodlands

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
- Flooding
- CIL
- Other matters

ii. Design

It is acknowledged that the context of the front of the building will change as a result of the proposed works. However, the original character has already been somewhat compromised by the garage and the conversion of this space, together with the infill extension as proposed, would provide a better degree of uniformity to the building than existing. Although, as both existing and proposed, the host building amounts to an anomaly along this stretch of Ardler Road, there is not considered to be any significantly harmful impacts caused by the front extension, within the specific circumstances of this individual plot and its neighbouring allotment gardens (although no new window is proposed on the south elevation - in spite of the outline of a window shown on the elevation, this appears covered over and is not shown on the floor plan). Moreover, in itself, the composition of the extension and conversion of the garage result in a more characterful building than existing. Furthermore, the proposed materials would match those of the existing building (as secured via condition). With all factors duly taken into account it is considered that the proposed extension complies with policies CS7 and DM9.

iii. Amenity

In terms of the neighbouring/nearby occupiers, it is considered that only No. 18 could be significantly impacted, given the distant nature of all other neighbouring occupiers. The proposed extension is set away from No. 18, beyond the existing garage and therefore in terms of all Policy DM4 considerations the proposals are considered satisfactory. It is however considered necessary to secure a condition whereby separate permission would be required should the resultant flat roof wish to be used as a terrace. This is as the created space is significant and could cause overlooking to No. 18 at close distances, together with potential for significant noise/disturbance.

For current and future occupiers of the host property, the extension will improve the quality of accommodation at the building. The proposed plans indicate that an additional bedroom and study, together with a downstairs toilet. Although the context detailed by the agent at section 2 ii is duly noted, owing to the clear possibility that the space could quite simply be further converted into a separate self-contained residential unit (rather than the extended single dwellinghouse specified by the agent) it is considered necessary in this case to specify a condition that the extension shall not be occupied at any time other than for purposes ancillary to the use of the principal dwelling, 16 Ardler Road, as a dwellinghouse.

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

iv. Transport

As per the transport observations above, although there is a loss of a garage, the proposed plan shows two parking spaces and transport officers are content with this layout, providing this is secured via condition.

v. **Flooding**

As indicated above, the application site is located within flood zone 3. The application was submitted without flood based information and, consequently, during the course of the application, flood based information was requested to be submitted which followed the Environment Agency's standing advice guidance. Accordingly, the applicant has responded with a succinct statement detailing that the proposal will seek to include a water exclusion strategy as set out in the document 'Improving the flood performance of new buildings' whereby engineering bricks would be utilised up to 300mm above ground level and door guards would be incorporated for the new doors. This, although limited in scope and detail, within the context of the nature of the proposals, is considered adequate for the purposes of CS35. The FRA will be included on the list of approved plans the development shall be carried out in accordance with, to ensure that the measures detailed are incorporated into the proposals.

vi. **CIL**

Although the proposals involve an increase in floorspace, this is below 100sqm and hence the proposals are not CIL liable.

vii. **Other matters**

It is shown on the existing/proposed plans that the guttering associated with the existing garage overhangs the boundary with No. 18. Given that the applicant has confirmed that the garage is being converted rather than demolished/re-built (thereby maintaining the existing physical relationship), it is not necessary to serve certificate B / alter the application form & redline of the application site in this instance.

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 + conditions PD5, PD6 & DC1)