

DELEGATED APPLICATION REPORT

Address: 43 Conisboro Avenue

Application No: 180533 / HOU

Proposal: Single storey front and rear extension, two storey side extension and addition of detached double garage.

Applicant: Mr & Mr Paul Harrison

Date received (valid from): 26/03/2018

Target Decision date: 23/05/2018

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a two storey detach dwelling on the west side of Conisboro Avenue. The application property has an unusual jerkinhead and gambrel fusion roof form with a single storey, flat roof, semi-circular garden room projecting 3.1m from the south side elevation.

The surrounding area is predominantly residential with a mix of large detached dwellings and semi-detached properties, all of varying design and scale.

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

2. The Proposal

A householder planning permission is sought to convert the existing garage to habitable use, for a single storey front extension, for a single storey rear extension, to alter the vehicle access, for a two storey side extension in place of the existing garden room and for the creation of a detached double garage.

The proposed front extension would be single storey with a flat roof 3.1m high. The proposal would have a width of 4.9m and project 2.9m forward of the front elevation of the existing garage to align with the front elevation of the existing kitchen.

A single storey gabled rear extension is proposed that would project 3.9m from the existing rear elevation of the garage. The rear extension would have a maximum height of 5m and an eaves height of 2.5m. Four roof lights, two in each roof slope, are proposed in the rear extension. Two additional windows and a door are also proposed in the north side elevation.

It is proposed to demolish the existing garden room and erect a two storey side extension that would project 5m from the side elevation of the existing living room. A first floor balcony, projecting 1.2m, is proposed in the rear elevation of the side extension. Two ground floor windows are proposed in the south side elevation.

A detached double garage is proposed to the south of the application site, forward of the application building. The garage would be 6m wide and 6m deep, have a maximum height

of 4.7m and an eaves height of 2.3m. Two garage style doors are proposed in the north elevation and a pedestrian door is proposed in the west elevation.

It is proposed that the vehicle access to the drive way be revised from the existing 'In & Out' access to a single central access 4.8m wide.

3. Consultation

Neighbours consultation:

No.s 41, 45, 98 and 100a Conisboro Avenue and no.s 35, 39 and 45 Carlton Road have been notified of the application and a site notice has also been displayed at the site from the 18th April 2018.

One neighbour representation has been received to provide comments to the effect that whilst they do not have any objection to the application, they would seek assurance that the grass verge would be protected from damage caused by parking/storage etc. associated with the development.

Natural environment:

The RBC Natural Environment Officer provided the following comments:

The Borough Council considers that several trees on and adjacent to the property contribute to the amenity of the area and has therefore protected them in a provisional tree preservation order 1/18 as a reflection of their amenity value. Without further supporting information in accordance with BS:5837, the impact of this application on the adjacent trees cannot be determined. In view of this the application is considered to be contrary to CS38: Trees, Hedges and Woodlands which states that 'Individual trees, groups of trees, hedges and woodlands will be protected from damage or removal, and the Borough's vegetation cover will be extended' and my recommendation is that the application be refused.

Transport:

The RBC Transport Development Control Advisor provided the following comments:

Submitted plans indicate that the existing "In & Out" access is to be replaced by a new 4.8m wide access point which is illustrated on the site plan. The unused access points will need to be realigned with the footway and a license will be required from the Highway Department to create the new dropped kerb access. Visibility splays of 2.4m x 43m will need to be illustrated on revised plans for the proposed new access.

Aerial images suggest that there are a number of trees fronting the property; therefore the Natural Environment Officer should be contacted to ascertain potential damage to tree roots/hedges.

Plans state a new detached double garage is to be created. It is recommended that the internal dimensions for a double garage are 7m long by 5.5 wide to allow easy access to/from the vehicle and sufficient storage; the length of the proposed garage falls below the suggested standard, however given that there is additional off road parking at the front of the property the dimensions would be deemed acceptable.

4. Plans and Documents Considered

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

Drawing No.:

- 01 - Existing Plans and Elevations
- 02 - Proposed Plans and Elevations
- Location Plan
- Site Plan
- Photo A - Front Elevation
- Photo B - Part Rear and Side Elevation

As received: 26/03/2018

5. Relevant Planning History

None

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

CS38 Trees, Hedges and Woodland

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

The main issues to be considered are:

- Impact on the character of the area and street scene
- Impact on the host dwelling
- Trees
- Amenity

Impact on the character of the area and street scene

The application property is at the northern end of a row of four large detached dwellings each set back from the road by 15-20m. Each of these properties is significantly set off the respective southern boundaries and are screened from the road by trees and other soft landscaping.

The proposed detached garage would be set back from Conisboro Avenue by 8.5m and set off the southern boundary of the application site, the boundary with no.41, by 0.5m. The 0.5m gap to the southern boundary is not considered significant when compared to the existing situation or relative to the character of the neighbouring properties. Given the local context of the application, the loss gapping is not considered respect the character and pattern of the neighbouring properties.

As existing, the application property is set back from Conisboro Avenue by 15m, which significantly contributes to the appearance of spaciousness that is characteristic of the large detached dwellings in this locality. The proposed detached garage would be sited forward of the existing front elevation of the application property and set back a comparatively modest 8.5m from the road. As such the garage would not follow the character and pattern of the surrounding area and would detract from the spacious and uncluttered appearance of the application site.

Gapping and spaciousness are important characteristics of the street scene along this section of Conisboro Avenue. The proposal would retain the existing 1.4m gap to the

boundary with no.45 and the detached garage would be set off the boundary with no.41 by 0.5m. When viewed from the street scene along Conisboro Avenue, a 2.25m gap between the proposed garage and side extension would be visible. It is considered that the proposed development would offer the impression of built form across nearly the entire width of the application site. As such the proposal does not integrate well into the distinctive and characterful street scene and therefore cannot be considered high quality design that maintains and enhances the character and appearance of the area of Reading in which it is located.

For the above reasons the proposal does not accord with Policy CS7 or Policy DM9.

Impact on the host dwelling

The large detached form of the host dwelling is complemented by being set in a spacious and uncluttered plot. The addition of the detached double garage would represent a significant increase in the built form across the plot and would relate poorly to the open and spacious siting of the existing dwelling. As such the proposed garage would be to the detriment of the existing spacious character of the application property and cannot be considered to respect the character of the host dwelling.

The application does not accord with Policy CS7 or Policy DM9.

Trees

Following the consultation response from the RBC Natural Environment Officer, it is considered that insufficient information has been provided to determine the impact of the proposed garage and proposed vehicle access upon the nearby trees.

The Borough Council considers that several trees on and adjacent to the property contribute to the amenity of the area and has therefore protected them in a provisional tree preservation order 1/18 as a reflection of their amenity value. Without further supporting information in accordance with BS:5837, the impact of this application on the adjacent trees cannot be determined. In view of this the application is considered to be contrary to CS38: Trees, Hedges and Woodlands which states that 'Individual trees, groups of trees, hedges and woodlands will be protected from damage or removal, and the Borough's vegetation cover will be extended'.

Amenity

It is not considered that the proposal would have any adverse effects on the amenity of the neighbouring properties.

The proposal is in accord with Policy DM4.

10. Recommendation

REFUSE planning permission