

DELEGATED APPLICATION REPORT

Application No: 180628/HOU

Address: 101a Henley Road, Caversham

Proposal: Single storey front and side extensions and external refurbishment following demolition of detached garage.

Case officer: Ethne Humphreys

Decision date: Originally 07/06/2018; Extension of time agreed with the applicant until 22/06/2018

Site Description and Surrounding Area:

The application site is on the south side of Henley Road relates to a single bungalow with parking and garden area located to the rear of No. 101 Henley Road and accessed via a private drive from Henley Road. To the west of the site are the residential gardens and dwellings of No's 97 and 99 Henley Road whilst the eastern boundary of the site is heavily treed beyond which are residential dwellings along Barclose Avenue. To the rear of the site are dwellings within Donegal Close.

The site is located within an air quality management area.

Proposal:

This is an application for single storey front and side extensions and external refurbishment following demolition of detached garage. The materials would include white painted brickwork, natural slate tiles, timber doors and upvc windows.

Plans Considered:

Drawing No: Location and Block Plan 17008-PL-01

Drawing No: Existing Site Plan 17008-PL-02

Drawing No: Existing Ground Floor Plan 17008-PL-03

Drawing No: Existing Elevations 17008-PL-04

Drawing No: Proposed Elevations 17008-PL-04

Received 11th April 2018

Drawing No: Proposed Site Plan 17008-PL-05 Rev A

Drawing No: Proposed Ground Floor Plan 17008-PL-06 Rev A

Received 21st June 2018

Proposed Development Illustration 17008-PL-08

Arboricultural Impact Assessment

Design and Access Statement

Received 11th April 2018

Relevant Planning History:

None.

Consultation Responses:

Highways: No objection subject to conditions and informatives.

Natural Environment: No objection subject to conditions and informatives.

5 neighbours consulted and a site notice was put up. One letter of support received.

Summary of discussions with applicant:

Concern was raised that the terraced areas (as annotated on the proposed plans) could result in overlooking of 22 Donegal Close. Revised plans were submitted removing this annotation, with the word 'terrace' replaced with 'patio (level remains as existing)' and the applicant also confirmed that no decking/raised platform was proposed.

None. No pre-application advice was sought for this specific scheme prior to the submission of this application.

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'. However the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).

In this regard, 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 National Planning Policy Framework and the following development plan policies and supplementary planning guidance are relevant:

Reading Borough Local Development Framework Core Strategy, 2008 (altered 2015)

CS7 (Design and the Public Realm)

CS24 (Car and Cycle Parking)

CS38 (Trees, Hedges and Woodlands)

Sites and Detailed Policies Document, Oct 2012 (altered 2015)

DM4: Safeguarding Amenity

DM9: House Extensions and Ancillary Accommodation

DM12: Access, Traffic and Highway-Related Matters

Supplementary Planning Document - Revised Parking Standards and Design (2011)

Supplementary Planning Guidance - A Design Guide to House Extensions (2003)

Appraisal

The main issues are considered to be:

- (a) Design, impact on the host property and character of the street scene
- (b) Impact on neighbouring amenity
- (c) Impact on parking/highways
- (d) Impact on natural environment

Design, Impact on the host property and character of the street scene

The proposals would utilise the footprint of the garage to be demolished and as such the overall increase in the actual footprint of the dwelling would not be unduly excessive. The

proposed extensions would not be subservient to the host property; however, they would continue the ridge line and given the dwellings single storey nature this is considered appropriate. The plans would retain gaps of at least 2m to all boundaries and as such the proposals are not considered to result in a cramped appearance. Given the site's location to the rear of Henley Road, it is not readily visible and, combined with the heavy tree cover of the site, it is not a visually prominent property. This would remain the case. The proposed materials would be appropriate and the proposals represent an opportunity to enhance the appearance of the dwelling, which is currently somewhat 'tired' in appearance. The proposals are not considered to result in any adverse harm to either the character of the host dwelling or the visual amenities of the wider area. The proposed fenestration changes are considered acceptable.

Impact on neighbour amenity

Parking for the flats of No.101 Henley Road is located to the rear of No.101 between it and No.101A and the residents of the flats have a right of access over the private driveway access. Due to the nature and position of the proposals there would be no loss of amenity to the occupiers of No.101 Henley Road.

Given the significant distance from No.99 Henley Road, combined with the intervening boundary treatment, the proposals are not considered to result in any material loss of light, privacy or overbearing impact to the occupiers of this property.

In relation to No.22 Donegal Close, the proposed extension to the west side of the property, whilst visible, would utilise the footprint of the existing garage to be demolished and indeed would be set further away from the common boundary at approximately 2m which would result in a better relationship. Given this, its single storey nature and position to the north, it is not considered to result in any significant material loss of light or overbearing impact. The proposed site plan originally indicated terraced areas. Concern was raised that this might result in material overlooking of No.22 Donegal Close, given the distance to the boundary and position of garden areas. The applicant confirmed that this would be a patio area and no decking is proposed as part of this application, and that the replacement patio would be at the same level as the existing. Revised plans were submitted removing this annotation, with the word 'terrace' replaced with 'patio (level remains as existing)' and the applicant also confirmed that no decking/raised platform was proposed. Given the potential for decking to be constructed in this area, it is considered

reasonable to attach a condition restricting the construction of decking/raised platform, to prevent any significant material loss of privacy to the occupiers of this property.

Given the position of the proposed extension on the north side of the dwelling, it would not result in any material loss of amenity to the occupiers of this property.

In general terms it is noted that the proposed dwelling could be subject to significant further extensions and alterations under subsequent permitted development rights, which could negatively impact on the amenity of nearby occupiers. In order to manage this, it is considered necessary and reasonable to secure a condition to remove permitted development rights under Classes A (alterations), B (roof additions) and E (outbuildings). As such in overall terms, considering all nearby residential occupiers, no significantly harmful amenity impacts would occur, subject to conditions and in compliance with policy DM4.

Impact on parking/highways

The loss of the garage would result in the displacement of a car parking space; however, there is parking for 2 spaces as illustrated on the plans which would be in accordance with the Council's current parking standards. The Design and Access Statement confirms that the original access from Henley Road is to be retained. Parking is on the applicants private land and there is adequate hardstanding to be able to manoeuvre out of parking space 1.

Transport does not have any objections to this proposal, subject to condition and informatives.

Impact on natural environment

The trees for which consideration is required are just off-site in Barclose Avenue but due to the close proximity would be impacted by the proposed development. The Council's Tree Officer has confirmed that the arboricultural method statement satisfactorily addresses the issues with regard to potential harm to roots. None of the trees are of high quality, albeit together they form a notable green screen. There is no objection subject to the proposals being carried out in accordance with the submitted arboricultural method statement which is to be secured by way of a suitably worded condition.

RECOMMENDATION:

Grant

Subject to the following 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 be as stated in the application form and as annotated on the approved plans.

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 with Policy CS7 of the Core Strategy 2008 (altered 2015) and Policy DM9 of the Sites and Detailed Policies Document 2012 (altered 2015).

3. The permission relates only to the following plans and drawings as received by the local planning authority:

Drawing No: Location and Block Plan 17008-PL-01

Drawing No: Proposed Elevations 17008-PL-04

Received 11th April 2018

Drawing No: Proposed Site Plan 17008-PL-05 Rev A

Drawing No: Proposed Ground Floor Plan 17008-PL-06 Rev A

Received 21st June 2018

Reason: for the avoidance of doubt and in the interests of proper planning.

4. The dwelling(s)/building(s) 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 Policies CS24 and CS24 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (altered 2015).

5. The development hereby approved shall not be carried out other than in accordance with the Arboricultural Method Statement and Tree Protection Plan included within the Arboricultural Impact Assessment from S J Stephens Associated ref 1042 dated 11 April 2018.

Reason: to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy CS38 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

6. There shall be no decking or raised platform constructed within the curtilage of the dwelling without express 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 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (altered 2015).

7. Notwithstanding the provisions of Part 1, Schedule 2, Article 3, of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no development within Class A (enlargement, improvement or other alteration), Class B (enlargement of a dwellinghouse consisting of an addition or alteration to its roof) or Class E (building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse) shall be carried out within the curtilage of the dwelling without express planning permission from the Local Planning Authority.

Reason: Due to the constrained nature of the site and as unrestricted development could harm the amenities of neighbouring properties through overlooking or being overbearing and harm the appearance of the main house and the area in general and should therefore be controlled in accordance with Policy CS7 of the Reading borough LDF Core Strategy 2008 (altered 2015) and Policies DM4 and DM9 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (altered 2015).

Informatives relating to:

- a. 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.
- b. The applicant's attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.
- c. During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at:<http://www.communities.gov.uk/publications/planningandbuilding/partywall>
- d. 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>

- e. 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.
- f. The highway verges on the frontage should not be used for any development related activity such as parking, storage of materials or preparation works during the course of the building works on the site as this could affect the health of the important street trees.
- g. You are advised that a record of adherence to the approved method statement and other required records are essential to allow the discharge of condition 5 at the end of the development. Failure to provide periodic photographic evidence may prevent the discharge of the condition.
- h. 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 agreed time period.