

Application No: 181497/HOU

Address: 11 Cockney Hill, Reading

Proposal: Two storey side extension

Case officer: Ethne Humphreys

Site Description and Surrounding Area:

The application property is a detached dwelling located on the northern side of Cockney Hill, opposite the junction with Cheddington Close. The integral garage has previously been converted to habitable accommodation. The area is predominantly residential with a mix of detached bungalows and two storey dwellings, of varying designs and sizes, many of which have been extended.

Proposal:

This is an application for a two storey side extension. It would have a depth of 6.3m and overall width of 2.2m. It would be constructed out of red facing brickwork with painted render to match the host dwelling.

Plans Considered:

Drawing No: Location Plan AL 01420 01

Drawing No: Block Plan AL 01420 02

Drawing No: Existing Plans and Elevations AL 01420 03

Drawing No: Proposed Elevations and Floor Plans AL 01420 04

Drawing No: Site Plan AL 01420 05

Received 22nd August 2018

Relevant Planning History:

101370 Conversion of integral garage into study. Permitted

Consultation Responses:

Highways: No objection subject to conditions and informatives.

Natural Environment: No objection.

Neighbour letters were sent to No's 9 and 13 Cockney Hill and No's 5, 6, 7 and 8 Chelt Close and a site notice was put up. No neighbour letters of representation received.

Summary of discussions with applicant/agent:

None. No formal pre-application advice was sought 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

The following local and national planning policy and guidance is relevant to this application:

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

CS7: Design and the Public Realm

CS24: Car/Cycle Parking

CS36: Biodiversity and Geology

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

DM4: Safeguarding Amenity

DM9: House Extensions and Ancillary Accommodation

DM12: Access, Traffic and Highway-Related Matters

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

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

Appraisal

The main issues are considered to be:

- Design, impact on the host dwelling, character of the area and street scene
- Impact on neighbouring amenity
- Impact on parking/highways
- Impact on ecology

Design, impact on the host dwelling, character of the area and street scene

Due to the scale of the proposals, the overall increase in the actual footprint of the dwelling would not be unduly excessive. A 1.2m gap to the side boundary would be retained and there would remain sufficient amenity space at the rear of the site. As such, it is considered that this specific plot could accommodate the extension without resulting in a cramped appearance or over development of the plot. Whilst the extension would alter the appearance of the property when viewed from the street scene, due to its scale and design it would remain a subservient addition and the materials would match the host dwelling which is appropriate. The properties along Cockney Hill vary significantly in style and design with no defining character and, given this and the above, the extension is not considered to result in any adverse effect on the character of the host property or the visual amenities of the wider street scene.

Impact on neighbouring amenity

The neighbouring properties potentially affected by the proposals are Nos 9 and 13 Cockney Hill, located to the west and east of the site respectively. Given the position of the extension on the west side of the dwelling, there would be no loss of amenity to No.13 Cockney Hill.

In relation to No.9, a rooflight is proposed on the flank elevation facing this property. There are no first floor windows on the flank elevation of No.9 and it is not considered to result in any material loss of privacy. There would be a distance of approximately 1.2m from the extension to the common boundary and at least 2.5m to No.9 itself. The roof would be hipped away to minimise the impact and, given its relatively modest dimensions, is not considered to result in any material loss of light or overbearing impact to the occupiers of this property.

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 garage has previously been converted to habitable accommodation (application 101370). The applicant has demonstrated that 2 spaces can still be provided on site which is considered acceptable and complies with the Council's parking standards. No transport objection.

Impact on ecology

The Council's Ecologist has confirmed that there are no ecological objections to this proposal. In any event, as bats are protected species, this is covered by separate European legislation.

CIL

The floorspace involved in the proposed works is below 100sqm and the proposals do not involve the creation of a new dwelling. Accordingly, the proposals are not CIL liable.

Conclusion

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 subject to conditions