

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Mapledurham

App Ref: 180878/HOU

Address: 127 Upper Woodcote Road

Proposals: Single storey rear extension, two rear dormer roof extensions, four rooflights and various external alterations.

Case Officer: Ms Heather Banks

Applicant: Ms Heidi Vietz

Date received (valid from): 29th May 2018

Target Decision date: 24th July 2018

1. INTRODUCTION

The application property is two storey, hipped roof, detached property, with driveway parking to the front. The property has a two storey front gable, a single storey, full depth, hipped roof side extension, and a small single storey, mono-pitched roof rear extension. The property is currently finished in red brick at ground floor level and pebbledash at first floor level with clay tiles to the roof. The property has no immediate neighbours, with the entrance to the Mapledurham playing fields located to the north of the site and the entrance to the Little Woodcote Close development to the south of the site; with the properties of the close located to the rear of the site. The rear garden of the property is screened from these surroundings by hedges, shrubs and small/medium sized trees.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the demolition of the existing rear extension to be replaced by a full width, 3.5m deep, single storey, flat roof rear extension. It is proposed that this extension will have a large opening to the rear, fitted with sliding doors and one additional rear facing window. It is also proposed to fit a roof lantern in the roof of the extension.

Additional alterations are also proposed, including the conversion of the loft space into habitable accommodation and the construction of two, flat roof, rear facing dormer extensions. The insertion of two roof lights into the front facing roof slope and two roof lights into the south facing roof slope are also proposed as part of the conversion of the loft space. To the front of the property, it is proposed to replace the existing garage door and accompanying access door with a wider garage door, giving access to a reduced depth garage space beyond. It is also proposed to insert an additional first floor window above the new garage door, of the same style as the existing first floor windows.

In terms of materials, it is proposed to finish the ground floor, of both the existing house and the proposed extension, in white render. It is proposed to finish the first floor and rear facing dormers in timber cladding.

Plans considered:

Drawing No: 1184-00 EX - Location and site plan

Drawing No: 1184-00 EX GA - Existing ground, first floor and roof plans

Drawing No: 1184-00 EX EL - Existing Elevations

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Drawing No: 1184-00 PR OS rev.B - Proposed location and site plan

Drawing No: 1184-00 PR GA.1 rev.B- Proposed ground and first floor plans

Drawing No: 1184-00 PR GA.2 rev.B - Proposed loft and roof plans

Drawing No: 1184-00 PR EL rev.B - Proposed Elevations

Received 17th July 2018

3. RELEVANT PLANNING HISTORY

131783/HOU - Front single storey extension. Permitted 14/02/2014 (*not built*)

09-01769-FUL - Single storey side extension. Permitted 04/12/2009

08-00262-FUL - Demolition of existing dwelling 127 Upper Woodcote Road and erection of 7 no. 2 bedroom apartments with car parking. Refused 28/08/2008

07-01139-FUL - Demolition of existing building and erection of 2 storey building comprising of 7 x 2 bed flats, with associated landscaping and parking. Refused 17/01/2008

940545 - Two Storey side extension. Permitted 05/05/1994

4. CONSULTATIONS

4.1 The following addresses were consulted by letter.

131 Upper Woodcote Road, Caversham, Reading, Berkshire, RG4 7LB

123 Upper Woodcote Road, Caversham, Reading, RG4 7LB

9 Hewett Close, Caversham, Reading, RG4 7ER

7 Little Woodcote Close, Caversham, Reading, RG4 7BX

4.2 Letters of representation have been received as follows:

None

4.3 The following internal departments were consulted and responded as follows:

Trees: There are no tree and landscape objections to this application and no Tree & Landscaping conditions are considered necessary.

The rear extension is over 15m from a protected Lawson Cypress growing offsite within Little Woodcote Close. Provided the proposed side access on the western boundary is permissible, then this access will negate the need for any works activity (such as deliveries or storage) being made from Little Woodcote Close adjacent to the tree. As such, I consider there is no foreseeable harm to this tree from the proposed works and no conditions are required.

5. LEGAL AND PLANNING POLICY CONTEXT

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'.

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

National Policy

National Planning Policy Framework

National Planning Practice Guidance

Reading Borough Local Development Framework Core Strategy (2008)

CS7 (Design and the Public Realm)

Sites and Detailed Policies Document (2012)

DM4 (Safeguarding Amenity)

DM9 (House Extensions and Ancillary Accommodation)

SPG/SPD

- A Design Guide to House Extensions SPG

6. APPRAISAL

DM9 states: An extension to a house will be acceptable where it:

A. Respects the character of the house in terms of scale, location, materials and design;

To assess this, the following has been considered - would the proposal:

- detract from the appearance of the original building through the use of ill-matching materials and by not fitting in with the design, scale and proportions of the original building; *No. It is considered that both the ground floor extension and the proposed dormer extensions are in keeping with the proportions of the existing property. It is proposed to radically change the material finish to the property. The proposed new external finishes are considered acceptable. They would give the property a different character than at present but this change is considered appropriate on a property of this design. To ensure the quality of the material finishes, a condition is suggested, that samples of the proposed materials are submitted to the Local Planning Authority prior to the start of the works*
- reduce the amount of usable amenity space for the property to an unacceptable degree; *No.*
- require the loss of trees in the garden or put significant trees at risk; *No.*

B. Respects the character and pattern of neighbouring properties and the street as a whole in terms of scale, location, materials and design, and any important existing building line; Respects neighbour's amenities and does not present a large blank façade to public areas.

To assess this, the following has been considered - would the proposal:

- significantly reduce the amount of daylight and sunlight enjoyed by neighbouring properties; *No.*
- invade the privacy of neighbouring properties through overlooking from windows or balconies; *No.*
- detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; *No.*
- detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; *No. The surrounding area is characterised by a wide variety of styles and designs of property and as such, although the proposed materials do not match those of the other properties in the surrounding street scene, it is not considered that this would detract from the appearance of the street scene. It should also be noted that the application property is set some distance from the neighbouring properties, with access roads to both sides of the property, and as such it is read more as a stand-alone property in the street scene.*

DM4: Safeguarding Amenity states an extension to a house will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties. This has been assessed and it is considered the proposal would not cause a significant detrimental impact to the living environment of any existing or new occupiers or neighbours. Given the large expanse of flat roof granted as part of the ground floor rear extension, it is considered necessary to include a condition restricting the resultant space from being used as a roof terrace.

7. CONCLUSION

The proposed development would not be harmful to the character or appearance of the site or its surroundings and would not have a detrimental impact on the appearance of the original building or neighbouring properties or amenity. As such the proposed works are considered to be in accordance with the above relevant policies and permission can be granted.

Equality Act

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation. It is considered that there is no indication or evidence (including from consultation on the current applications) that the protected groups have or will have different needs, experiences, issues and priorities in relation to this particular planning application.

8.0 RECOMMENDATION

Application Permitted