

DELEGATED APPLICATION REPORT

Target Date: 19/10/2018

Application No: 181513/HOU

Address: 4 Willow Gardens, Reading

Proposal: Single storey rear and side extension

Case officer: Ethne Humphreys

Site Description and Surrounding Area:

The application property is a two storey semi-detached dwelling located on the west side of Willow Gardens, at the end of the cul-de-sac. The dwelling is set within a splayed plot, tapering out to the rear. The dwelling benefits from a large part one/part two storey rear extension and a large detached garage to the north site boundary. The surrounding area is predominantly residential.

Proposal:

This is an application for a proposed single storey side and rear extension following demolition of existing rear addition. The extension would have an overall width of 8.8m and overall depth of 4m. The roof would be flat and would feature 3 rooflights. It is also proposed to replace a ground floor window in the existing dwelling. The extension would be rendered to match the existing dwelling.

Plans Considered:

Drawing No: Location Plan AL 01417 01

Drawing No: Block Plan AL 01417 02

Drawing No: Existing Plans and Elevations AL 01417 03

Drawing No: Proposed Plans and Elevations AL 01417 04

Received 24th August 2018

Relevant Planning History:

None.

Nearby Sites:

3 Willow Gardens - 181336 Single storey rear extension. Permitted 13/09/2018

Consultation Responses:

Transport: No objection subject to informative.

Neighbour letters were sent to No's 3 and 5 Willow Gardens and No's 43, 47, 45 and 49 Cherry Grove. No 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

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

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

The dwelling has previously been extended at the rear - albeit there is no planning history on the site - and the increase in the actual footprint of the dwelling including the existing rear additions would result in a dwelling significantly larger than the adjoining semi in terms of footprint. However, the proposed extension would utilise the footprint of the existing rear addition to be demolished. The plot is large, one of the largest in the cul-de-sac and there would remain a substantial amount of rear amenity space. There are other sizable properties in the area including No's 5 and 6 Willow Gardens, and, it is considered that this specific plot could accommodate the extension without resulting in a cramped appearance or over development of the plot such to warrant a refusal.

In terms of its detailed design, flat roof additions generally fail to improve the appearance of a dwelling. However, given its single storey nature it would remain subservient to the host property and the materials would match which is appropriate. The extension may be glimpsed from the front of the site; however, would be set significantly back from the main front elevation and would not be too dissimilar from the current views of the detached garage on the northern boundary.

Further to the above it is noted that a similar extension has recently been approved at the adjoining semi No.3 Willow Gardens and as such the proposed extension would not be out of keeping with character of the immediate area. Given this, and the above, the flat roof design is not considered to be so incongruous so as to result in any significant adverse effect on the character of the host property or the visual amenities of the street scene.

Impact on neighbouring amenity

The neighbouring properties potentially affected by the proposals are No's 3 and 5 Willow Gardens located to the south and north east of the site respectively. In relation to the adjoining semi No.3, the element of the extension closest to the common boundary would be no deeper than the existing rear addition and indeed the flat roof would minimise the impact. There is significant hedging along the common boundary and given the above and that it would be located to the north, it is not considered to result in any significant material loss of privacy or overbearing impact over and above the existing situation such to warrant a refusal.

In relation to No.5, given the distance to the common boundary and tapering nature of both plots, the extension, whilst visible, is not considered to result in any material loss of light or overbearing impact to the occupiers of this property.

Notwithstanding the above, owing to the large flat roof nature of the rear extension proposed, it is considered necessary to include a condition stipulating that the flat roof area shall not be used as a roof terrace, and any access out onto this area shall be for maintenance/means of escape purposes only. This is in order to prevent any detrimental impacts of overlooking and/or noise and disturbance of the neighbouring premises, in accordance with the requirement of Policy DM4 of the Sites and Detailed Policies Document 2012 (altered 2015).

Impact on parking/highways

The proposals would not change the existing car parking arrangements and there is parking at the front of the site for 2 cars which complies with the Council's parking standards. No transport objection.

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 and informatives