

DELEGATED APPLICATION REPORT

Application No: 181264/HOU

Address: 2 Callington Road, Reading

Proposal: Two storey side extension

Case officer: Ethne Humphreys

Decision date: 13/09/2018

Site Description and Surrounding Area:

The application relates to a two storey semi-detached dwelling located on the south side of Callington Road, on the corner with Basingstoke Road. The area is predominantly residential with properties of similar design, many of which have been extended.

It is within an air quality management area.

Proposal:

Planning permission is sought for a two storey side extension following demolition of existing single storey rear addition.

The materials would match those of the main dwelling.

Plans Considered:

Drawing No: Existing Ground and First Floor Plans PL/A417/01

Drawing No: Existing Elevations PL/A417/02

Received 19th July 2018

Drawing No: Proposed Ground and First Floor Plans PL/A417/03 Rev A

Drawing No: Proposed Elevations PL/A417/04 Rev A

Drawing No: Existing and Proposed Site Plan PL/A417/06

Received 28th August 2018

Relevant Planning History:

None.

Consultation Responses:

Highways: No objection subject to informatives.

Natural Environment: Verbally confirmed no objection.

No letters of neighbour representation received.

Summary of discussions with applicant/agent:

The agent was advised that the proposals, due to the position, scale, bulk and design, would fail to be subservient to the host property and would result in an overbearing impact to the occupiers of No.403 Basingstoke Road. The agent was also advised that the proposals were considered to result in an increased perception of overlooking to the occupiers of No.403.

The agent submitted revised plans reducing the ridge height of the extension and stepping it in at first floor from the flank elevations. Whilst on balance this was considered to be more acceptable in design/street scene terms, it did not overcome the concerns raised about the impact on No.403 Basingstoke Road.

The agent was also advised that whilst Transport Officers had no objection in principle to the proposals, confirmation was required as to whether the access point was proposed to be altered to accommodate the proposed parking layout and that revised plans should be submitted illustrating the access. The agent did not comment on this.

The agent confirmed that they wished to receive the decision notice with a view to appealing.

No 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

Policy DM9: House Extensions and Ancillary Accommodation of the Sites and Detailed Policies Document (2012) states that an extension to a house should respect the character of the house in terms of scale, location, materials and design, and respect 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. Policy CS7 (Design and the Public Realm) of the Core Strategy also states that all development must be of high design quality that maintains and enhances the character and appearance of the area. The Council's Supplementary Planning Guidance - A Design Guide to House Extensions states that 'two storey side extensions should normally be designed to be smaller in scale than the main house'.

Due to the scale/bulk, siting and design of the proposed extension as originally submitted, this would not have been a subservient addition to the dwelling, further resulting in a visually prominent feature in the street scene and out of keeping with the character of the area. Revised plans were received lowering the ridge height of the extension and stepping it in at first floor from the flank elevations allowing it to appear a more subservient addition.

The existing dwelling is particularly wide and the proposed side extension would further increase the width. However, it is considered that this specific plot could accommodate such an extension without resulting in a cramped appearance or overdevelopment of the plot.

The materials would match those of the host property which is appropriate, and, given the above the proposals would not result in such an incongruous feature so as to result in any unacceptable impact on the character of the host property or visual amenities of the street scene such to warrant a refusal on this basis.

Impact on neighbouring amenity

The neighbouring properties potentially affected by the proposals are No's 4 Callington Road and No.403 Basingstoke Road, to the east and south of the site respectively.

In relation to No.4 Callington Road, a first floor window is proposed on the rear flank elevation facing this property. No.4 does not have any first floor windows on the flank elevation and, given the distance to the dwelling, and that any views to the rear garden of No.4 would be limited, it is not considered that there would be any significant material loss of privacy to the occupiers of this property.

There would be a distance of approximately 6m from the extension to the common boundary with No.2 and the roof would be hipped away to minimise the impact. Given this, the extension is not considered to result in any significant material loss of light or overbearing impact to the occupiers of this property.

In relation to the adjoining semi No.403 Basingstoke Road, the rear flank elevation of No.2 Callington Road is already close to the common boundary - indeed, the pair of semi's form an l-shape. The existing single storey rear addition close to the boundary is noted. However, the proposed extension, due to its depth, height and close proximity along the boundary with No.403, would result in an unacceptable imposing structure which is oppressive and visually overbearing when viewed from both the ground and first floor windows of No.403 Basingstoke Road and from its rear garden thereby compromising the living condition of the occupiers of this property. Furthermore, the proposals include two additional first floor windows on the flank elevation facing across the rear of No.403, one in the extension and one in the existing dwelling. Whilst the windows are proposed to be obscurely glazed, due to their very immediate relationship to the garden area of No.403, they would result in an increased sense and perception of overlooking to the detriment of the living conditions of its occupiers.

It is recognised that given the existing relationship between the two properties, the flank rear elevation of No.2 Callington Road is already close to the common boundary. However, the Council would not seek to worsen this relationship, and it is considered that for the reasons stated above, the proposals would significantly exacerbate this relationship.

Impact on trees/natural environment

The Tree Officer verbally confirmed that there were no tree related objections to the proposals, although should the application have otherwise been considered acceptable, would have recommended attaching a landscaping condition.

Impact on parking/highways

Two parking spaces are shown on the plans which comply with the Council's parking standards and as such there is no objection in principle to the proposals on parking/highways grounds. However, confirmation is required as to whether the access point would be altered to accommodate the proposed parking layout. Whilst the agent was asked for clarification, this was not forthcoming. Notwithstanding, should the application have otherwise been recommended for approval, then a suitably worded condition would have been attached in this respect.

RECOMMENDATION:

REFUSE

The proposed development due to its depth, height, and close proximity along the boundary with No.403 Basingstoke Road would result in a visually dominant and overbearing impact, to the detriment of the occupiers of this property. As such the proposal is contrary to Policy DM4 (Safeguarding Amenity) of the Reading Borough LDF Sites and Detailed Policies Document and the Council's Supplementary Planning Guidance - A Design Guide to House Extensions.

Due to the number of and position of the proposed first floor windows on the rear south facing elevation in such close proximity along the boundary with No.403 Basingstoke Road would result in an unacceptable perception of overlooking to the rear garden of No.403 Basingstoke Road, to the detriment of the occupiers. As such the proposal is contrary to Policy DM4 (Safeguarding Amenity) of the Reading Borough LDF Sites and Detailed Policies Document and the Council's Supplementary Planning Guidance - A Design Guide to House Extensions.

The following plans were submitted as part of the application:

Drawing No: Existing Ground and First Floor Plans PL/A417/01

Drawing No: Existing Elevations PL/A417/02

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Drawing No: Proposed Ground and First Floor Plans PL/A417/03 Rev A

Drawing No: Proposed Elevations PL/A417/04 Rev A

Drawing No: Existing and Proposed Site Plan PL/A417/06

Received 28th August 2018

The local planning authority has been positive and proactive in its dealings on this application by communicating its concerns with the application and suggesting that the application be withdrawn or revised plans submitted to overcome the concerns raised. This suggestion has not been accepted by the applicant. This planning application was submitted without first having sought pre-application advice, which can often avoid the need to refuse planning permission. The Council's pre-application advice service is here:

http://www.reading.gov.uk/media/1190/Pre-Application-Enquiry-Form/pdf/Pre-app_1_Revised_Nov_2015.pdf