

DELEGATED APPLICATION REPORT - Application No.: 180944

Address: 2 Ferndale Close, Tilehurst, RG31 6UZ

Proposal: Single and two storey extensions following demolition of existing garage & utility room.

Case officer: Anthony Scholes

Site Description and Surrounding Area:

The site is currently improved by a single detached 5-bedroom dwelling. The site contains a detached double garage, two sheds, and a gazebo. The site sits within a c. 1970s estate which contains a number of tree preservation order (TPO) trees. The area is low density and contains generally large detached houses on large plots.

Proposal: Single and two storey extensions following demolition of existing garage and utility room. The proposed extension includes a single attached garage, a ground level side and rear extension, and an upper storey side extension. The ground floor extensions proposed will create an enlarged kitchen, dining and sitting additional lounge area. The upper storey extension will contain a new master bedroom, ensuite and dressing area, other internal changes will enlarge existing bedroom areas.

Plans Considered:

The agent submitted the following plans on 6 June 2018:

Drawing No: 181003/02 - Proposed Floor Plans

Drawing No: 181003/01 - Elevations and Plans

Drawing No: 181003/03 - Location Plan

Drawing No: 181003/04 - Site Plan

On 8 August 2018, the agent submitted amended plans following discussions with Council:

Drawing No: 181003/04 Revision B - Site Plan

Drawing No: 181003/02 Revision A - Proposed Floor Plans

Drawing No: 181003/01 Revision A - Elevations and Plans

Relevant Planning History:

None

Consultation Responses:

The proposal includes the demolition of a structure, an ecological assessment was required to determine if bat roosts are present in the existing garage. Through communication with Council, the applicant provided a sufficient ecological assessment determining the building lacks sufficient features for use of roosting bats.

As the development site contains a number of trees subject to a TPO, council natural environment team has been consulted on this application. The applicant has provided a satisfactory arboriculture report and method statement to ensure the trees are protected throughout the development. The layout as amended on 8 August 2018 moved the proposed hardstand away from a protected trees root area.

The proposed development will result in a changed car parking provision on the site. Council's transport officers consultation was undertaken. No objections were raised to the proposal, a condition is recommended to ensure that the garage is maintained as a vehicle parking area.

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'.

The SDPD is now at a very advanced stage with the Inspector having issued his final report of the Examination of the document on 11th September 2012. His report finds that the plan is "Sound". A report is to be presented to Council at its meeting on 23 October 2012 recommending the adoption of the document. The adopted document will incorporate a number of agreed main modifications along with various minor modifications. Therefore the plan is considered to be at a very advanced stage and significant weight should be afforded to its policies.

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

Reading Borough Local Plan (1998) Saved Policies

HSG8 (House Extensions)

CUD 14 (Standards of Design in Development)

Reading Borough Local Development Framework Core Strategy (2008)

CS7 (Design and the Public Realm)

Emerging SDPD DM9: House Extensions and Ancillary Accommodation

Supplementary Planning Guidance: A Design Guide to House Extensions.

Appraisal Checklist

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
- 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

Although the proposal is a relatively large two storey proposal, the extension is no greater than half the existing property and set slightly down and back from the main house. Due to the distance between dwellings in the area, there are no neighbours to impact with overlooking or overbearing. There are nearby properties of similar design, but given that there is some variety in the spacing of properties, and the high level of greenery and screening it is not considered that the extension would have an unacceptable impact on the street scene.

RECOMMENDATION:

GRANT

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 original building or neighbouring properties. As such the proposed works are considered to be in accordance with saved Policy HSG8 (House Extensions), CUD14 (Standards of Design in Development) of the Reading Borough Local Plan (1998), CS7 (Design and the Public Realm) of the Reading Borough Local Development Framework Core Strategy (2008), and DM9: House Extensions and Ancillary Accommodation of the draft Sites and Detailed Policies Document (July 2011) and the Councils Supplementary Planning Guidance A Design Guide to House Extensions (2003).

Recommended Conditions:

TL1 - The standard time limit
AP1 - Approved Plans Condition
M1 - Material to match condition
Lb6b - Arboricultural method statement to be followed
CO1 - Construction/demolition - standard hours
CO8 - No bonfires
DC1 - As below
Custom below - Continuance of garage use

Recommended informatives:

IF1 - Positive and proactive working - approval
IF3 - Highways
IF5 - Terms
IF6 - Building Control
IF7 - Complaints about construction
I12 Bats & Works to roofs
I15 - TPO trees advice
I23 - Adherence to arboricultural method statement
I24 - Do not damage the verge

Consultees Conditions

DC1 Vehicle parking space provided in accordance with approved plans

The extension 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 Policy CS24 & CS24 and Policy DM12.

Garage retained for vehicle parking

Notwithstanding the provisions of the current Town and Country Planning General Development Order, the garage accommodation on the site shall be kept available for the parking of vehicles at all times, unless permission has been granted by the Local Planning Authority on an application made for any other purpose.

Reason: To ensure the Local Planning Authority's vehicle parking standards are met in accordance with Core Strategy Policy CS24.

INFORMATIVE:

IF3 Highways

i) 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.

ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.

I24 Do not damage the verge

You are advised to avoid the use of the grass verges for development related activity, e.g. storage of materials, due to the resulting potential harm to important street trees.