

DELEGATED APPLICATION REPORT

Application No: 180604/HOU

Address: 138 Salisbury Road, Reading

Proposal: Two storey side extension

Case officer: Ethne Humphreys

Decision date: Originally 04/06/2018; Extension of time agreed with the applicant until 29/06/2018

Site Description and Surrounding Area:

The application relates to a two storey semi-detached dwelling located on the eastern side of Salisbury Road, and to the south west of the Cow Lane Railway Bridge. The surrounding area predominantly comprises semi-detached and terraced properties on various sized plots.

The site is located within Flood Zone 2 as designated by the Environment Agency and is within an air quality management area.

Proposal:

Planning permission is sought for a two storey side extension to serve as a 'granny annexe'. The materials would match those of the main dwelling.

Plans Considered:

The agent submitted the following drawings:

Drawing No: Existing Plans and Elevations 01

Received 8th April 2018

Drawing No: Proposed Floor Plans and Elevations 02 Rev A

Received 22nd June 2018

Relevant Planning History:

08-00374-FUL - Demolition of single storey garage and lean-to and construction of a single two storey building containing 2 x two bed maisonettes in the side and rear garden of 138 Salisbury Road. Refused.

171292 - Two storey extension to side of existing dwelling. Withdrawn

Consultation Responses:

Highways: Further to revised plans, no objection subject to informatives.

Ecologist: No objection.

No letters of neighbour representation received.

Summary of discussions with applicant/agent:

The agent was advised that plans should show off road parking provision for two vehicles and access point. Revised plans were received to this effect and the highways officer confirmed no objection subject to conditions. An extension of time was agreed on the application until 29th June 2018.

No pre-application advice was sought for this specific scheme 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

CS35: Flooding

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 flood risk
- Impact on ecology

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. It further states that ancillary accommodation such as a granny annexes will be acceptable where it would not be capable of operating as a separate dwelling which could be let or sold separately.

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'.

Application 171292 was withdrawn as the proposed extension was considered to result in a disproportionate addition to the host dwelling in that it was more than half the width of the existing dwelling, did not incorporate any set back from the front elevation and did not incorporate any set down from the main roof ridge. In this respect it was not considered subservient to the host property and was more akin to an attached new dwelling.

The current proposals have significantly reduced the width of the extension. Whilst the extension would remain greater than half the width of the existing dwelling it would be marginal. The proposals incorporate a set back at first floor from the front elevation and a set down from the main roof ridge which is considered to result in a sufficiently subservient

appearance. Given the distance to the side boundaries it is considered in this specific instance that there is sufficient space about the dwelling so as not to result in a cramped appearance or overdevelopment of the site. Whilst the rear gable end is somewhat bulky in appearance, given its location at the rear of the property and not readily visible from the public domain it is not considered to result in any significant material adverse effect on either the character of the host property or the visual amenities of the wider area.

Further to the above, the application has been submitted as a householder application for extension to serve as a granny annexe. However, whilst linked internally, the floor plans would suggest there is strong scope for the extension to form an attached dwelling at a later period, with the inclusion of a separate staircase. Although the accommodation is generous and the layout lends itself to being separate from the host dwelling, the applicant has confirmed that it is to be used as a granny annexe and it is recommended that a suitably worded condition is imposed preventing the extension from being occupied at any other time other than for purposes ancillary to the residential use of the dwelling 138 Salisbury Road.

Impact on neighbouring amenity

The neighbouring property potentially affected by the proposals is the adjoining semi No.136 Salisbury Road, located to the south of the site. Given the position of the two storey side extension to the north of No.138, it would not result in any material loss of light or overbearing impact. Whilst the rearmost element would be visible, it would not breach a 45 degree line to the nearest habitable room window and the roof would be hipped away to minimise the impact. No first floor windows are proposed on the flank elevation facing No.136 and as such there would be no material loss of privacy to the occupiers of this property.

Impact on parking/highways

Revised plans were received showing off road parking spaces for two vehicles at the front of the site. Transport officers confirmed that the proposed parking arrangement would be acceptable, so long as the extension is to remain ancillary to the main dwelling is not commercially let. As above, it is proposed to attach a condition requiring the extension to remain ancillary to the main dwelling. Transport officers confirmed that the partial dropped kerb at the front of the site is not an official crossing, and that a dropped kerb would be required. Transport confirmed that this could be dealt with by way of a suitably worded condition.

Transport does not have any objections to this proposal, subject to condition and informatives.

Impact on flood risk

The site is located within flood zone 2 and a flood risk assessment for householders has been submitted, indicating that the floor levels of the proposed development would be set at the height of the property. The proposal is therefore considered to be acceptable in this regard and not considered to have a material increase in flood risk. It should be noted that the Council's local planning policy CS35 does not apply to small-scale householder developments (para 11.20).

Impact on ecology

The Council's ecologist has no objection to the proposals on ecology grounds. In any event, as bats are protected species, this is covered by separate European legislation.

RECOMMENDATION:

GRANT subject to conditions and informatives

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission was granted.

Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The permission relates only to the following plans and drawings as received by the local planning authority:

Drawing No: Proposed Floor Plans and Elevations 02 Rev A
Received 22nd June 2018

Reason: for the avoidance of doubt and in the interests of proper planning.

3. The materials to be used in the construction of the external surfaces of this development shall be to match the host dwelling and as stated in the application form.

Reason: To ensure that the new development appears in keeping with the existing building, in the interests of the character of the area, in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policy DM9 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (altered 2015).

4. No additional windows or openings shall be inserted in the first floor south facing elevation without securing the necessary permission from the local planning authority.

Reason: In order to protect the residential amenity of neighbouring occupiers from overlooking, in accordance with Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (altered 2015).

5. The extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the use of the principal dwelling, *138 Salisbury Road, Reading RG30 1BN*, as a dwellinghouse.

Reason: To accord with the terms of the application, and to ensure that separate occupation of the extension/building would not detract from the amenities or living conditions of neighbouring residential properties (or the character of the locality) and that the development is provided with adequate parking facilities in accordance with Policies DM4, DM9 and DM12 of the Reading LDF Sites and Detailed Policies Document 2012 (altered 2015).

6. 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 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policy DM12 of the Reading LDF Sites and Detailed Policies Document 2012 (altered 2015).

7. The extension shall not be occupied until the access has been constructed in accordance with details to be submitted to and approved by the Local Planning

Authority, and in compliance with the requirements of the Local Planning Authority for work carried out within the public highway.

Reason: In the interests of road safety in accordance with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policy DM12 of the Reading LDF Sites and Detailed Policies Document 2012 (altered 2015).

Informatives

- a. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.
- b. The applicant's attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.
- c. The construction (and demolition) of the development will be subject to environmental health law and the applicant is referred to:
<http://www.reading.gov.uk/environmentalprotection>
- d. During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at:
<http://www.communities.gov.uk/publications/planningandbuilding/partywall>
- e. 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.

- f. 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.
- g. The Council's Highways section should be contacted at 19 Bennet Road, Reading, RG2 0QX, telephone: 0118 937 2138, to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made allowing at least 4 week's notice to obtain details of underground services on the applicants' behalf.
- h. The decision to grant planning permission follows the positive and proactive consideration of the issues raised by this planning application and issuing the decision within the agreed time period.