

DELEGATED APPLICATION REPORT

Address: 19 St Peters Hill

Application No: 180332

Proposal: Two storey side extension, single storey rear extension and two rear dormer windows

Applicant: Mr & Mrs Sandell

Date received (valid from): 21/02/2018

Target Decision date: Originally 23/04/2018

Extension of time agreed until 23/05/18

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a large detached domestic dwelling on the west side of St Peters Hill. Also contained within the application site is a double garage with lean-to store. The site has a rear amenity space approximately 30m deep and 25m wide as well as an equivalently sized front amenity space. There is a single track, gated, access to the front drive.

The surrounding area is predominantly residential and is categorised by large detached dwellings. It is worthy of note, however, that the neighbouring Durham House contains flats and the new build estate to the rear of the application site consists of comparatively modest sized semidetached dwellings and short terrace rows.

The application site building is not listed, nor is it located within a conservation area. There are however TPO trees to the front and rear of the site and the site is also located within an air quality management area.

2. The Proposal

A householder application for planning permission is sought for a two storey side extension and a single storey rear extension. The proposal has been amended during the course of the application following officer feedback. It was originally proposed for the existing garage and lean-to store would be demolished to allow room for the two storey side extension that would project 7.2m from the existing side elevation. The proposed roof would be set down 0.5m from the existing ridge line and the front elevation of the side extension would be set back 0.5m from the existing front elevation of the application property. The proposed extension would have a hipped roof and would contain a 2 storey gabled bay in the front elevation. The side extension would retain a gap of 1.3m to the boundary with neighbouring Durham House.

The proposed side extension would project to the rear of the property by 5.8m at ground floor level and 2.7m at first floor level. In place of the existing conservatory a single storey extension that protruding 4m from the rear elevation of the family room.

The single storey rear extension would have flat roofs with that projecting from the proposed side extension serving as a balcony and the extension projecting from the existing family containing a roof lantern.

Following discussion with officers, the proposals have been amended and it is now proposed that the side element would project 5.9m from the existing side elevation, leaving a 2.6m gap to the boundary. The side element would now project beyond the

existing rear elevation of the family room by 7.3m at ground floor level and 5m at first floor level.

A balcony is no longer proposed and two Juliette balconies would serve the master bedroom in its place. The rear extension to replace the conservatory would project 6.2m from the existing rear elevation of the family room.

Further, two dormer extensions are proposed to the rear of the roof to facilitate the desired partial loft conversion.

3. Consultation

Neighbours consultation:

The neighbouring properties have been notified of the application and a site notice has been displayed at the site from the 8th March 2018.

Comments have been received outlining the following objections to the proposal:

- Would result in loss of light to neighbouring property
- Would have a harmful overshadowing impact on neighbour property
- Construction would negatively impact on neighbours due to noise and dust
- Possibility of causing harm to the trees along the boundary of the application site
- Would devalue neighbouring property
- Access for construction would be limited to the front gate, resulting in traffic hazard
- There would be no access to the application site from the rear
- The proposed extension would be too close to neighbouring Durham House

Ecology

Following the submission of a bat survey (Derek Finnie Associates, May 2018) the RBC ecology consultant has confirmed that there are no objections to this application on ecological grounds.

Trees

The RBC natural environment officer has concluded that, subject to a condition, the development would not cause any foreseeable harm to the surrounding trees.

Transport

RBC Transport Development Control officers have advised that whilst the proposal would result in the loss of the double garage, the submitted block plan illustrates on-site parking for a minimum of 2 cars which is in accordance with the Council's current standards and is therefore deemed acceptable.

4. Plans and Documents Considered

The Council, in reaching its recommendation, has taken into consideration the following plans & documents:

Drawing No.:

- 21710-1/01 - Rev A - Existing Plans and Elevations

As received: 01/03/2018

- Location Plan

As received: 22/02/2018

- 21710-1/02 - Rev C - Proposed Plans and Elevations

- Site Plan

As received: 30/04/2018

- Bat Survey - Derek Finnie Associates, May 2018
- As received: 04/05/2018

5. Relevant Planning History

160907 - Fell one Cedar in the rear garden - Application permitted

090775 - Erection of 5 no. houses (2 x three bed and 3 x four bed) together with access road, landscaping, re-siting of 9 no. car parking spaces and cycle store to the block of 10 flats currently under construction on l and to rear of 17 and 19 St. Peters Hill (Resubmission of planning application 08/00668/FUL) - Permitted subject to legal agreement

080904 - Erection of 5 houses with associated parking, access road and landscaping, together with re-siting of 9 car parking spaces and cycle store to the block of 10 flats currently under construction (planning consent 06/01511/FUL) - Application withdrawn

060508 - Demolition of no 17 and erection of 2 detached houses and 10 flats with associated car parking - Application refused

030956 - Erection of two storey side and rear extension to dwelling - Application permitted

020725 - Two storey side extension and single storey rear extension - Application withdrawn

6. 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.

7. Relevant Planning 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. The Development Plan for Reading relevant to the application site comprises the Reading Local Development Framework 'Core Strategy' 2008 (Altered 2015) and 'Sites and Detailed Policies Document' 2012 (Altered 2015).

The 'National Planning Policy framework' ('NPPF') 2012 states clearly that its content is to be a material consideration in the determination of applications. The 'NPPF' states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Core Strategy and Sites and Detailed Policies Document) according to their degree of consistency with the 'NPPF' (the closer the policies in the plan to the policies in the 'NPPF', the greater the weight that may be given). Accordingly, the 'NPPF' and the following development plan policies and supplementary planning guidance are relevant:

8. Relevant Policies

The application has been assessed against the following policies:

National

National Planning Policy Framework;
National Planning Policy Guidance;

RBC Local Development Framework

Core Strategy 2008 (Altered 2015)

CS7 Design and the Public Realm
CS24 Car/Cycle Parking
CS38 Trees, Hedges and Woodlands

Sites and Detailed Policies Document 2012 (Altered 2015)

DM4 (Safeguarding Amenity)
DM9 (House Extensions and Ancillary Accommodation)
DM10 (Amenity Space)
DM12 (Access, Traffic and Highway-Related Matters)
DM19 (Air Quality)

Supplementary Planning Guidance - A Design Guide to House Extensions (2003)

9. Appraisal

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

Considering the existing scale and massing of the host building, garage, store and the neighbouring Durham House flats, the proposed extension would not be significantly out of character with the host dwelling or surrounding area. The proposal would be set back 2.6m from the side boundary with the Durham House flats and as such would retain spaciousness to the boundary and would not appear unduly cramped. The proposal would retain sufficient gapping between properties so as not to result in a visual terracing effect and is in accordance with the supplementary planning guidance.

The proposed side extension would be less than half the width of the existing dwelling, set down from the main ridgeline of the roof by 0.5m and set back from the existing front elevation by 0.5m. As such the proposal would appear subservient to the existing dwelling and made with materials to match existing, is considered to integrate satisfactorily with the character of the host dwelling and visual amenity of the surrounding area.

The proposed rear extension would be single storey and would replace the existing conservatory. Given the existing sun room is single storey with a flat roof, that the extension would be built with brick to match existing and that it would be single storey, the proposed extension is considered to respect the character of the existing house in terms of scale, materials and design.

Two dormer extensions are proposed in the roof to the rear of the property. One would be in the proposed side extension, and the other would be located in the existing roof above

the proposed bedroom 5. The dormers are set within the roof slope and are considered to be in proportion with the scale of the rest of the house in terms of overall size and window shape.

The host dwelling would retain sufficient amenity space to the rear elevation, which is considered adequate for a dwelling of this size and relative to the character of amenity spaces to surrounding dwellings.

The proposal would accord with Policies CS7, DM9 and DM10.

Impact on neighbouring amenity

The proposed development would be to the southeast of the application site and therefore would not have any impact on the amenity of neighbouring no. 21 St Peters Hill. With regards to the Durham House flats, the 2.6m gap between the proposed extension and the boundary, coupled with the Durham House building being set back approximately 2m, is such that there would be no significant adverse effect in terms of loss of light or overbearing. Given an area of flat roof is proposed above the ground floor to the rear, it is considered necessary to include a condition specifying this shall not be used as a terrace, to prevent overlooking/noise/disturbance.

Further, there would be no windows in the southeast facing side elevation. Combining this with the distance from the development to the boundaries with no. 21 and Durham House, it is considered that the proposal would not have a significant detrimental impact in terms of privacy or overlooking and is in accord with Policies DM4 and DM9.

For current and future occupiers, the proposal would improve the quality of accommodation on offer at the site.

Other Issues

Community Infrastructure Levy (CIL)

The proposal would be liable for the Community Infrastructure Levy (CIL). The estimated increase in floorspace that would result from the proposed extension is 157.5m² (as calculated by the officer based on the amended plans). The CIL residential rate is £147.29/m². As such the applicant would be liable to pay £23,198.17. It is recognised that the applicant has applied for a self-build residential extension exemption that may result in an exemption to this CIL liability (which will be progressed separately).

Trees

Following consultation with the RBC Natural Environment officer a condition is recommended that prevents parking, storage and other works from taking place on the lawn area to the front of the property. This is to provide protection for the two protected trees at the front of the property.

Ecology

Following the submission a bat survey (Derek Finnie Associates, May 2018), RBC ecology consultants have advised that the risk of the works affecting bats is minimal and as such there are no ecological objections to the proposal.

Transport

The RBC Transport Development Control Advisor has raised no objection to the proposal. Whilst the side extension will result in the loss of the existing garage in order to create a cinema room, the plans illustrate on-site parking for a minimum of two cars. This is in accordance with the Councils current standards and is therefore considered acceptable.

Public consultation responses

The majority of the issues raised in the objections from nearby occupiers have been addressed above. It is also noted that some elements have been addressed through the submission of revisions to the original proposals. In relation to other matters, it is noted that the devaluation of nearby property is not material consideration in the determination of a planning application.

Recommendation

Grant planning permission, subject to the following conditions:

Conditions

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 materials to be used in the construction of the external surfaces of this development shall match those of the existing building.

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 Core Strategy 2008 (Altered 2015) and Policy DM9 of the Sites and Detailed Policies Document 2012 (altered 2015).

3. The development hereby permitted shall be carried out in accordance with the following approved plans & documents:

Drawing No.:

- Location Plan

As received: 22/02/2018

- 21710-1/02 - Rev C - Proposed Plans and Elevations
- Site Plan

As received: 30/04/2018

Reason: because permission is granted in respect of the development as detailed in the approved plans only.

4. The flat roof area of the single storey extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific planning permission from the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy DM4 of the Sites and Detailed Policies Document 2012 (altered 2015).

5. No parking, storage or any other works activities connected with this approved application, temporary or otherwise - on or within the lawn and soft landscaped garden area at the front of the property during the course of the approved works.

Reason: To provide adequate protection for the two protected trees at the front of the property in accordance with Policy CS38 of the Core Strategy 2008 (Altered 2015)

Informatives

1. 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.
2. The applicant's attention is drawn to Building Regulations requirements. Please contact Building Control on 0118 937 2449 for advice.
3. The construction (and demolition) of the development will be subject to environmental health law and the applicant is referred to:
<http://beta.reading.gov.uk/environmentalprotection>

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.

4. The Council introduced the Community Infrastructure Levy (CIL) on 1st April 2015. CIL is a way of securing financial contributions towards infrastructure from new development, and partially replaces the Section 106 planning obligation regime. It is a set charge per sq m of floorspace for different uses, and, unlike Section 106, it is non-negotiable. It applies to developments which result in at least one dwelling; where the space has not been in lawful use for 6 months within the last 3 years or 100 sq m of new floorspace. For this approved development the CIL status is CHARGEABLE. If chargeable you will be sent a CIL Liability Notice with the calculated amount soon. CIL becomes payable on commencement of the development or by instalments.

For more information go to:

http://www.reading.gov.uk/media/2791/Community-Infrastructure-Levy-Advice-to-Applicants/pdf/CIL_Advice_to_Applicants.pdf

