

DELEGATED APPLICATION REPORT

Target Date: 14/07/2017

Application No: 170683/HOU

Address: 8 Dovedale Close, Caversham

Proposal: Proposed front porch, single storey rear extension and two storey side extension following demolition of garage.

Case officer: Ethne Humphreys

Site Description and Surrounding Area:

The application property is a two storey semi-detached dwelling located on the south east side of Dovedale Close. There is a garage to the south west of the main house, attached to the garage of No.9 Dovedale Close and a Sweet Chestnut and Silver Birch on the highway verge at the front of the property.

Proposal:

This is an application for a proposed front porch, single storey rear extension and two storey side extension following demolition of the existing garage. The proposed materials would match those of the main dwelling.

Plans Considered:

The agent submitted the following drawings:

Drawing No: Location Plan

Drawing No: Existing Plans and Elevations STO/01

Received 28th April 2017

Drawing No: Proposed Plans and Elevations STO/02

Received 28th June 2017

Relevant Planning History:

None.

Consultation Responses:

Highways: No objection subject to condition and informative.

Ecology: No objection.

Natural Environment: No objection subject to condition and informative (following revisions during the application).

No letters of neighbour representation received.

Summary of discussions with applicant/agent:

The agent was sent comments from the Natural Environment Team with regards to the amount of hardstanding and parking spaces proposed. Revised plans were received reducing the number of parking spaces from 3 to 1 and therefore increasing the grass area at the front of the property. An extension of time was agreed until 14th July 2017.

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

CS38: Trees, Hedges and Woodlands

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 garden space
- Impact on parking/highways
- Impact on natural environment
- Impact on ecology

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

The two storey side and rear extensions would essentially form an 'L' shape around the north west corner of the dwelling. The properties on this side of the road feature a characteristic gap at first floor between the pairs of semis and the proposed side extension would infill part of this. However, given the location of the property it is not considered that any significant view would be lost as a result. The proposed two storey side extension would be set down from the main roof ridge and set back from the main front dwelling, achieving an acceptable level of subservience to the host property. There would remain a distance of 1m to the side boundary (currently there is none owing to the existing garage) and it is not considered that any unacceptable terracing affect would occur. The proposed materials would match those of the main dwelling, helping to integrate the proposals with the host property, which is appropriate. Due to the position of the property towards the end of the cul-de-sac it is not overly prominent and in this specific instance the proposals are not considered to result in any significant adverse effect on the visual amenities of the street scene to warrant a refusal on this basis.

The proposed front porch would be fairly modest in scale with materials to match and would not be out of keeping with other porch features in existence along this part of Dovedale Close, including that of the adjoining semi.

The proposed single storey rear extension would extend the width of the property; however it would remain subservient to the host property and given the 1m distance retained to the side boundary would not result in a cramped appearance. Whilst flat roofs are not usually advocated as they generally fail to improve the appearance of a building, given its location at

the rear of the property (and therefore not readily visible from the public domain) it is not considered to result in any adverse effect on either the character of the host property or the visual amenities of the street scene.

Impact on neighbouring amenity

The neighbouring properties potentially most affected by the proposals are No's 9 and 7 Dovedale Close, located to the south west and north east of the site respectively.

In relation to No.9, the proposed two storey side would just project past the rear of the garage to this property; however, it would not project past the rear of the main dwelling and is not considered to result in any material loss of light or overbearing impact. No windows are proposed on the flank elevation facing this property and as such there would be no material loss of privacy.

Looking at the proposed rear extension, the roof would be flat to minimise the impact. There would remain a distance of 1m to the common boundary and given the distance to the actual dwelling itself it is not considered to result in any material loss of light or overbearing impact. The high level windows are not considered to result in any material loss of privacy.

In relation to No.7, given the position of the two storey side extension on the south west side of the dwelling, there would be no material loss of amenity. No.7 has the benefit of a single storey rear extension and the extension proposed would not project past this. As such, it is not considered to result in any material loss of light or overbearing impact.

Given the position and small scale nature of the proposed front porch there would be no material loss of amenity to either property.

A Juliet balcony is proposed on the rear elevation, above the flat roof rear extension. Given the nature of the balcony it would not protrude so far out the building to afford any standing space and it would appear that the flat roof of the ground floor extension would be inaccessible. It is considered that any views would be at an oblique angle and not considered to result in any significant loss of privacy to either property. Notwithstanding this information, it is considered reasonable to impose a condition to any decision stating that the flat roof of the ground floor extension should not be utilised as standing space in order to prevent the potential for extended overlooking.

Impact on garden space

There would remain at least 12m of rear amenity space, which is sufficient, commensurate to the size of the dwelling and in keeping with the character of the area.

Impact on parking/highways

The site is located within Zone 3, Secondary Core Area, of the Council's adopted Parking Standards and Design SPD. Typically these areas are within 400m of a Reading Buses high frequency 'Premier Route', which provides high quality bus routes to and from Reading town centre and other local centre facilities. In accordance with the adopted Parking Standards and Design SPD, the development would be required to provide a parking provision of 2 parking spaces.

The proposed side extension will result in the loss of the garage to create a store and utility area and will therefore result in the displacement of one parking space.

However, there would remain two parking spaces at the front of the site, complying with the parking standards. Transport Officers have no objection to the proposals subject to condition and informatives.

Impact on Natural Environment

There is a significant Sweet Chestnut and Silver Birch on the highway verge at the front of the property. Their rooting area will be offset from the highway where the compacted and anaerobic conditions are not conducive to tree root growth. As such, tree roots are expected to be found within the lawn area at the front of the property.

Concerns were raised about the additional parking spaces within the grass area at the front of the property, which were considered to result in an overly urbanising effect. Revised plans were received to show two parking spaces on a parallel with the existing drive which would reduce the visual intrusion of the parking and compaction within the RPA of the highway trees. The Council's Tree Officer has no objection subject to condition and informatives.

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 the following 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 be as stated in the application form and as annotated on the approved plans.

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

Drawing No: Location Plan

Drawing No: Existing Plans and Elevations STO/01

Received 28th April 2017

Drawing No: Proposed Plans and Elevations STO/02

Received 28th June 2017

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

4. The extension shall not be brought into use until vehicle parking space has been provided in accordance with the approved plan. The space shall thereafter be kept available for parking at all times.

Reason: To ensure that the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy CS24 of the Core Strategy 2008 (altered 2015) and Policy DM12 of the Sites and Detailed Policies Document 2012 (altered 2015).

5. The flat roof area of the ground floor extension hereby approved shall not be used as a roof terrace, and any access out onto this area shall be for maintenance/means of escape purposes only.

Reason: 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).

6. No development shall take place until an Arboricultural Method Statement and Tree Protection Plan in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice for all existing trees that are not shown as being removed on the approved drawings, both within and adjacent to the site, has been submitted to and been approved in writing by the local planning authority. The development shall not be carried out other than in accordance with the approved Arboricultural Method Statement and Tree Protection Plan.

Reason: to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy CS38 of the Core Strategy 2008 (altered 2015).

Informatives relating to:

- 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. 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>
- d. 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>
- 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. The highway verges on the frontage should not be used for any development related activity such parking, storage or preparation works during the course of the building works on the site as this could affect the health of the important street trees. The location of the parking and storage on site will need to be outlined in the Arboricultural Method Statement to ensure no detriment to the trees' health.
- g. 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.