

DELEGATED PLANNING APPLICATION REPORT

Ward: Coley

App Ref: 231305/FUL

Address: 8 Shaw Road, Reading

Proposals: Exterior improvements to apartment building, change of windows to aluminum anthroite grey same dimension as existing. With first floor extension of existing bungalow at the back to create a 4 bedroom house.

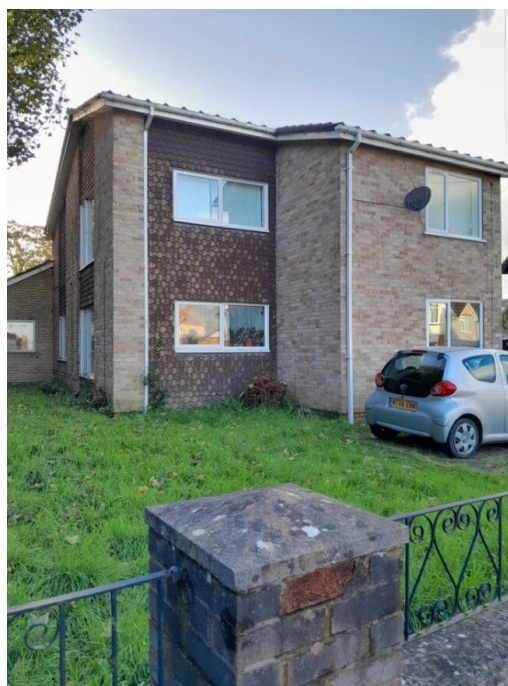
Case Officer: Marcie Rejwerska

Date received (valid from): 12 September 2023
(ext.)

Target Decision date: 9 May 2024

1. SITE DESCRIPTION

The application site comprises a two-storey property comprising 2x 2-bedroom flats, and a single storey 2-bedroom self-contained attached dwelling at the rear. The self-contained bungalow at the rear has independent access via a paved driveway at the side of the principal property facing Shaw Road. The property is not listed nor in a conservation area. The surrounding area is comprised of a short terrace of two-storey dwellings, and an apartment block on either side of the application site. The immediate area is residential.



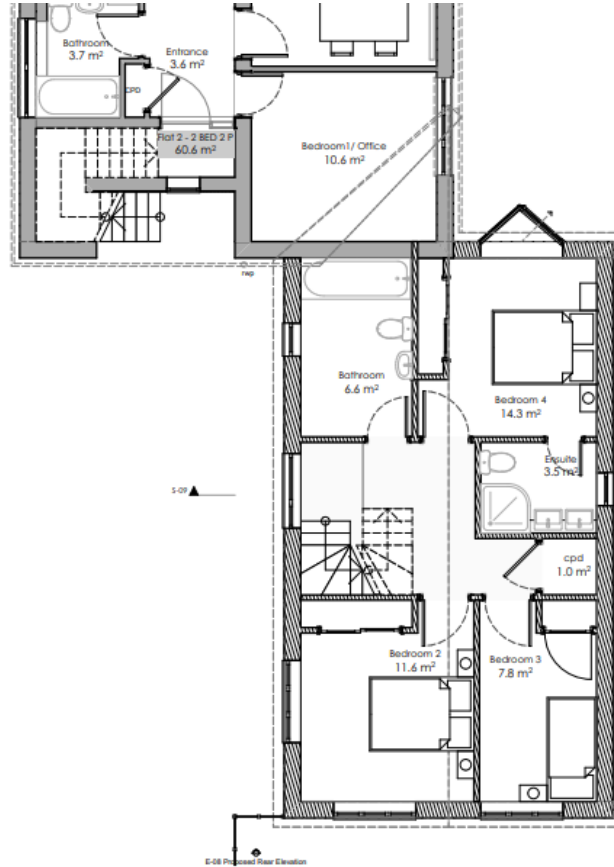
Left: Bungalow at the rear of the site. Right: Principal property comprising 2x flats. Images taken by previous case officer.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for external alterations to the principal building comprising the flats, to include balconies at the front elevation, new windows and new external

finishes. As part of the upward extension to the bungalow at the rear, the rear elevation window for bedroom 2 of the upstairs flat is proposed to be relocated to the side elevation.

An upward extension is also proposed for the rear bungalow to create an additional 2x bedrooms internally.



Proposed first floor plan of the bungalow at the rear of the site.



Proposed indicative 3D modeling of the proposed works.

Plans considered:

9216 - Design & Access Statement, dated January 2024, received 29 January 2024
2024011 v1.0 - Arboricultural Report, Harper Tree Consulting, dated 15 February 2024, received 23 February 2024
9107-100 - Location Plan, dated 11 September 2023, received 12 September 2023
9107-101 - Proposed Block Plan, dated 11 September 2023, received 12 September 2023
9107-102 - Existing Site Plan, dated 11 September 2023, received 12 September 2023
9107-103 - Existing Ground Floor Plan, dated 11 September 2023, received 12 September 2023
9107-104 - Existing First Floor Plan, dated 11 September 2023, received 12 September 2023
9107-105 - Existing Roof Plan, dated 11 September 2023, received 12 September 2023
9107-106 - Existing Elevations, dated 11 September 2023, received 12 September 2023
9107-107 - Existing Elevations, dated 11 September 2023, received 12 September 2023
9107-108 - Existing 3D Render, dated 11 September 2023, received 12 September 2023
9216-109 Rev 02 - Proposed Ground Floor Plan, dated 12 April 2024, received 12 April 2024
9216-110 Rev 02 - Proposed First Floor Plan, dated 12 April 2024, received 12 April 2024
9107-111 - Proposed Roof Plan, dated 11 September, received, 12 September 2023
9216-112 Rev 02 - Proposed Elevations, dated 12 April 2024, received 12 April 2024
9216-113 Rev 02 - Proposed Elevations, dated 12 April 2024, received 12 April 2024
9216-114 Rev 02 - Proposed 3D Render, dated 12 April 2024, received 12 April 2024
9216-115 Rev 02 - Proposed 3D Render, dated 12 April 2024, received 12 April 2024

3. RELEVANT PLANNING HISTORY

970796 - Addition of 3 single storey apartments. - Application refused

980141 - Addition of one single storey apartment with undercroft parking. - Application refused

992135 - Single storey extension to form 1-bedroom flat and one additional car parking space at the entrance of the site - Application permitted

992298 - Addition of 1 maisonette with associated parking - Application refused

040181 - Treble detached garage - Application withdrawn

040275 - One bedroom detached bungalow - Application withdrawn

041295 - Erection of one bedroom detached bungalow to rear of site - Application refused

4. CONSULTATIONS

Non-statutory:

RBC Transport - No objections.

RBC Natural Environment - No objections subject to conditions. Recommend to secure replacement planting.

Public:

The following addresses were consulted by letter.

4 Wensley Road, Reading, Berkshire, RG1 6DJ
6 Wensley Road, Reading, Berkshire, RG1 6DJ
4 Shaw Road, Reading, RG1 6JX
38 Carsdale Close, Reading, RG1 6DL
2 Shaw Road, Reading, RG1 6JX
Flat 17, 2 Wensley Road, Reading, RG1 6ED
6 Shaw Road, Reading, RG1 6JX
Flat 6, 2 Wensley Road, Reading, RG1 6DJ
Flat 8, 2 Wensley Road, Reading, RG1 6DJ
Flat 14, 2 Wensley Road, Reading, RG1 6DJ

No letters of representation received.
A site notice was displayed on site.

Officer note - The officer requested the agent to make a number of amendments from the original proposal as follows:

- Address overlooking into bedroom 2 of FF flat - Agent implemented oriel windows*
- Reduce pressure to prune existing trees - windows to habitable rooms removed from side elevation*
- Address overlooking from side elevation into neighbouring properties - all windows on side elevation to be obscure glazed*

5. LEGAL AND PLANNING POLICY CONTEXT

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

National Policy and Guidance

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
CC7: DESIGN AND THE PUBLIC REALM
CC8: SAFEGUARDING AMENITY
EN14: TREES, HEDGES AND WOODLAND
H9: HOUSE EXTENSIONS AND ANCILLARY ACCOMMODATION

SPD

Design Guide to House Extensions 2021

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.

APPRAISAL

The main issues are considered to be:

- I. Design and character
- II. Residential amenity
- III. Trees
- IV. Transport

I. Design and character

Policy CC7 of the Reading Borough Local Plan requires all development to be of high quality design and maintain and enhance the character and appearance of the surrounding area. In this specific case; this concerns the following components:

- Layout
- Scale: height and massing; and
- Architectural detail and materials

The existing property has a simple form with hanging tile on the front and side elevations and is relatively at odds with the immediate surrounding area. The proposed changes to the principal building containing flats includes replacement of the hanging tile with cladding, render to the front outrigger and replacement of all windows with aluminium anthracite within the existing window openings. A new window on the side elevation is proposed for bedroom 2 within the upstairs flat to compensate for the loss of the rear elevation window due to the upward extension of the bungalow at the rear. The proposal also includes balconies at the front elevation.

The bungalow at the rear would have an upward extension above the existing footprint of the bungalow. Oriel windows are proposed to the front elevation to prevent overlooking into the flats.

The proposed works will give the building a more contemporary appearance, which is not considered wholly at odds with the surrounding area. The bungalow at the rear will retain its relatively simple form. Overall, the proposal is not considered harmful to the character of the site nor the wider area. While contemporary developments are less common in the area, the existing character is already at odds with the prevailing character of the area. The proposed changes also incorporate design elements which are common in the area such as render and, to a lesser extent, cladding.

The proposal is, therefore, considered in accordance with Policy CC7 of the Reading Borough Local Plan.

Residential amenity

This proposal has also been assessed against Reading Borough Local Plan policy CC8: Safeguarding Amenity, which states that proposals are acceptable where they will not cause a detrimental impact on the living environment of existing residential properties with regard to:

- Privacy and overlooking
- Access to sunlight and daylight
- Visual dominance and overbearing effects of a development
- Harm to outlook

In respect to residential amenity of neighbouring properties, there is little concern in relation to the proposed balconies at the front elevation, as the balconies infill the space between the principal elevation and the front outrigger. The balconies would not be any closer to the properties on the other side of Shaw Road than the existing front elevation windows, and, therefore, do not raise any significant concern with relation to overlooking or loss of privacy.

The fenestration layout of the proposed first floor of the bungalow at the rear has been amended to prevent overlooking and loss of privacy to the neighbouring properties. One bedroom window has been retained on the north elevation, looking out over the rear garden of no. 6 Shaw Road, however, this bedroom is dual aspect with a window at the rear (west) elevation, and, therefore, the applicant proposes for this window to be obscure glazed to prevent overlooking. A condition is recommended to secure this.

The front elevation windows of the dwelling at the rear have also been amended to Oriel windows to prevent overlooking into bedroom windows of both flats on the south elevation. This is considered an acceptable solution to resolve the overlooking concern.

In respect of access to light, the minimal fenestration changes are not considered to raise any significant concern. The upward extension to the rear dwelling is also not considered to overshadow the neighbouring no. 6 Shaw Road.

Despite its unusual arrangement, the proposed development overall is not considered to be overbearing or harmful to the residential amenity of the future occupiers nor neighbouring properties. The development is, therefore, in accordance with Policy CC8 of the Reading Borough Local Plan.

Trees

Policy EN14 of the Reading Borough Local Plan states “New development shall make provision for tree retention and planting within the application site, particularly on the street frontage, or off-site in appropriate situations, to improve the level of tree coverage within the Borough, to maintain and enhance the character and appearance of the area in which a site is located, to provide for biodiversity and to contribute to measures to reduce carbon and adapt to climate change. Measures must be in place to ensure that these trees are adequately maintained”.

The fenestration layout of the upward extension to the bungalow was also amended to address concern of future pressure to prune the trees on the south boundary of the plot. As such, no habitable room windows are located on the south elevation to prevent future pressure to prune.

The submitted Arboricultural Method Statement also outlines that one tree is to be removed due to its poor condition - a condition is therefore recommended to secure replacement planting.

Overall, the proposal is considered in accordance with Policy EN14 of the Reading Borough Local Plan.

Transport

Policy TR5 states that development should provide car parking and cycle parking that is appropriate to the accessibility of locations within the Borough to sustainable transport facilities, particularly public transport. Local parking standards are set out in the RBC,

Revised Parking Standards and Design Supplementary Planning Document (SPD) which takes into account the accessibility of the site. In accordance with the adopted standards, a 4-bedroom house would require 2 parking spaces.

No changes are proposed to the existing access and parking arrangements. The two apartments fronting onto Shaw Road are provided with off-street parking at the front of the site and the bungalow is provided with two parking spaces to the rear. This level of parking provision is acceptable and complies with Policies TR5 and TR3 of the Reading Borough Local Plan.

Conclusion

The proposed development has been assessed against the adopted policies as outlined above, and is considered in accordance with those policies.

RECOMMENDATION

GRANT PERMISSION

Subject to the following conditions:

1. Time Limit Standard
2. Approved Plans
3. Materials As Specified
4. Arboricultural Method Statement as specified
5. Tree replacement planting to be submitted
6. Obscure Glazing to first floor north elevation windows of no.3