

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Redlands

App Ref: 240706/HOU

Address: 3 Lancaster Close, Reading, RG1 5HB

Proposals: Proposed part first floor front extension.

Case Officer: Sian Hickey

Applicant: Dr Apurba Chatterjee

Date received (valid from): 31 May 2024 **Target Decision date:** 26 July 2024

1. SITE DESCRIPTION

The application site is a two storey detached dwelling located in a cul-de-sac. The dwelling has a single double garage which extends at the front of the property. The dwelling is set within a sizeable plot, set back from the roadside. The surrounding area is predominantly residential, generally comprised of detached dwellings. The property is not a listed building, nor is it located within a conservation area.

Site visit date: 13/06/2024

Site visit photos:



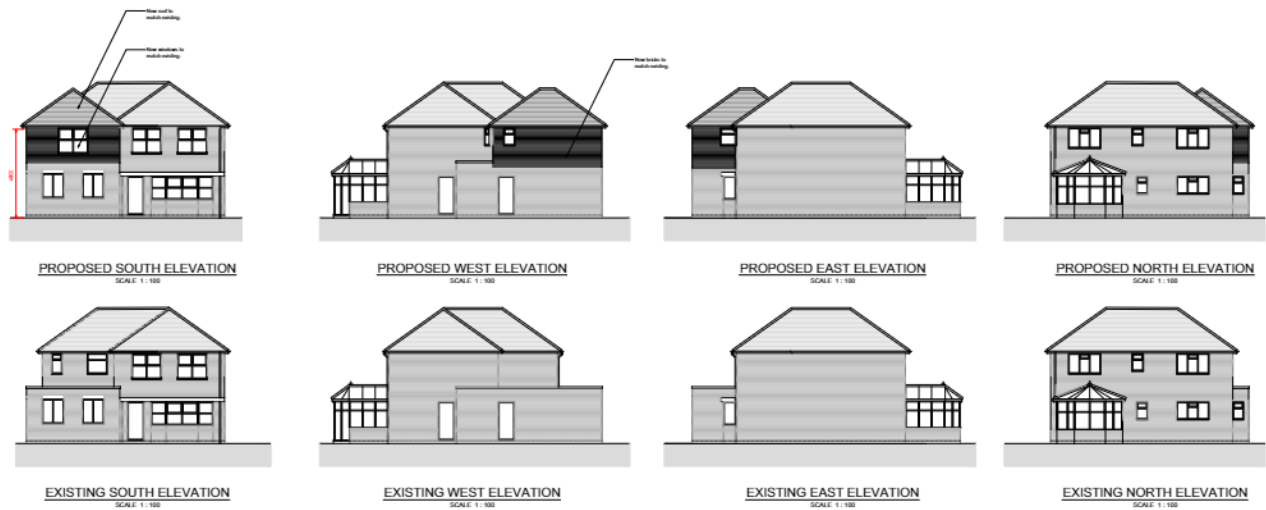
2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a first floor front extension above the existing garage. One window would be located in the front elevation of the extension and one window would be located in each side elevation of the extension. The materials proposed would match those of the existing dwelling.

Plans considered:

Drawing No. P1537-02 - Proposed Plans and Elevations received 31st May 2024

Drawing No. P1537- 01 rev A - Location and Block Plan received 11th July 2024



3. RELEVANT PLANNING HISTORY

010885 - Garage extension with bedroom and bathroom above. REFUSED

020001 - Garage extension with bedroom and bathroom above. REFUSED dismissed at appeal.

4. CONSULTATIONS

The following addresses were consulted by letter.

14 Lancaster Close, Reading, RG1 5HB
 4 Lancaster Close, Reading, RG1 5HB
 14 Hillside, Allcroft Road, Reading, RG1 5DJ
 2 Lancaster Close, Reading, RG1 5HB
 16 Hillside, Allcroft Road, Reading, RG1 5DJ
 18 Hillside, Allcroft Road, Reading, RG1 5DJ
 15 Hillside, Allcroft Road, Reading, RG1 5DJ
 17 Hillside, Allcroft Road, Reading, RG1 5DJ

Letters of representation have been received as follows: **None**

RBC Transport

The proposed changes do not change or impact the existing parking or access arrangements. A parking layout has been submitted and is in accordance with Councils current standards.

Ecology

The application site is a detached house located in a residential area off Christchurch Road where it is proposed to add a first floor front extension.

Due to its relatively modern construction the house is unlikely to have many features potentially suitable for use by roosting bats. As such it is considered unlikely that that the proposals will impact upon bats or other protected species and there are no objections to this application on ecology grounds.

Natural Environment

A tree protection plan was submitted with regards to the cherry tree at the front of the property. The plan indicates the Construction Exclusion Zone which will be marked with tape on site before any construction activity begins and kept in place until development is completed. A condition is attached to secure this.

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.

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

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
H9 (House Extensions and Ancillary Accommodation)
TR3 (Access Traffic and Highway-related Matters)
TR5 (Car and Cycle Parking)
EN12 (Biodiversity and the Green Network)
EN14 (Trees, Hedges and Woodlands)
EN18 Flooding and Sustainable Drainage Systems

SPD

Design Guide to House Extensions
Revised Parking Standards and Design

6. APPRAISAL

Character and Appearance

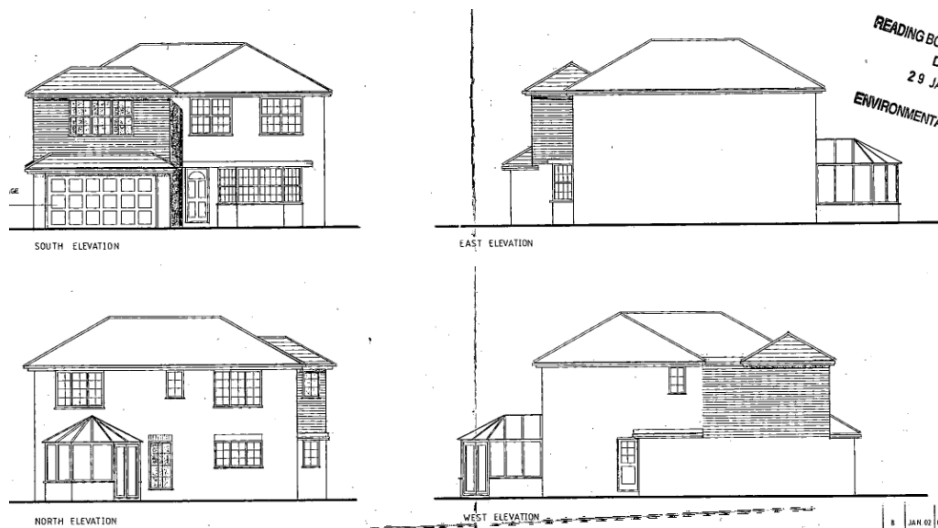
Policy H9 states that an extension to a house will be acceptable where it respects the character of the house in terms of scale, location, materials and design and respects the character and pattern of neighbouring properties and the street as a whole in terms of scale, location, materials and design, and any important existing building line. Policy CC7 also sets out relevant considerations for design.

The proposed extension is at the front of the application site and, therefore, has no impact on The Mount Conservation Area, which the rear of the application site backs onto.

The proposed first floor extension would maintain the same footprint as the existing side garage. The proposed roof pitch is slightly set down from the main roof ridge line and the proposed materials would be to match existing materials. It is considered that the proposed extension would be subservient to the main dwelling and would not be harmful to the character of the house.

On 3rd April 2002 a similar proposal at the site (ref. 02-00122-FUL) was refused and dismissed at appeal as it was concluded that the impact of the proposed extension would be damaging to the appearance of the Close.

Previously refused elevation plans:



Since the previous refusal there have been policy changes, adoption of the Council's Design Guide to House Extensions SPD, and slight changes within the street scene. Furthermore, it is considered that the design within the current proposal is an improvement and integrates well with the host dwelling. Moreover, the proposed extension is in keeping with a similar nearby extension at no.8 Lancaster Close (see image below).



When entering Lancaster Close the bulk of the proposed extension would sit behind the building line of the neighbouring property at no.2 and the majority of its side roof form would be masked. When exiting Lancaster Close from the top of the road, there is a variety of house styles at this end of the street and the proposed extension would be partially screened by a tree and bushes at the front of the application site. From this view the proposal is not considered to be significantly detrimental to the street scene. The neighbouring property at no.4 Lancaster Close has erected a balcony over the flat roofed garage element at the site. It is also worth noting that further permissions for first floor extensions have been approved within the street since the refusal in 2002, however, similar proposals for other properties within the street may not be considered acceptable when assessed on their own merits.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. Policy H10 seeks to ensure that the amenity of gardens and other outdoor areas are not compromised. Policy CC8 states an extension to a house will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties.

Due to the scale and position of the proposed extension there are no identified risks in relation to overbearing effects to neighbouring amenity. With regards to privacy and overlooking, the proposed side facing window in the West elevation of the property hosts an ensuite and would therefore be obscure glazed, this will be secured via condition. The proposed side facing window

in the East elevation is a significant distance from no.4 Lancaster Close and is not considered to cause detrimental harm to this neighbour.

With regards to existing first floor windows in the side elevation of the neighbouring property at no. 2 Lancaster Close, although the built form at no. 3 would be brought closer, the situation remains similar in terms of outlook. Although there may be some impact to these windows with regards to loss of light, these windows host a bathroom and an ensuite and are, therefore, non-habitable rooms.

7. CONCLUSION

The proposed development has been assessed as set out above and is considered to be acceptable on that basis, subject to the following conditions.

8. RECOMMENDATION - GRANT

Recommended Conditions:

Time limit

Materials

Approved plans

Vehicle parking (s specified)

Arboricultural method statement (as specified)

Obscure glazing