

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Katesgrove

App Ref: 191686/HOU

Address: Ashfield, 5 Kendrick Road, Reading, RG1 5DU

Proposals: Detached garage and annex building - part retrospective

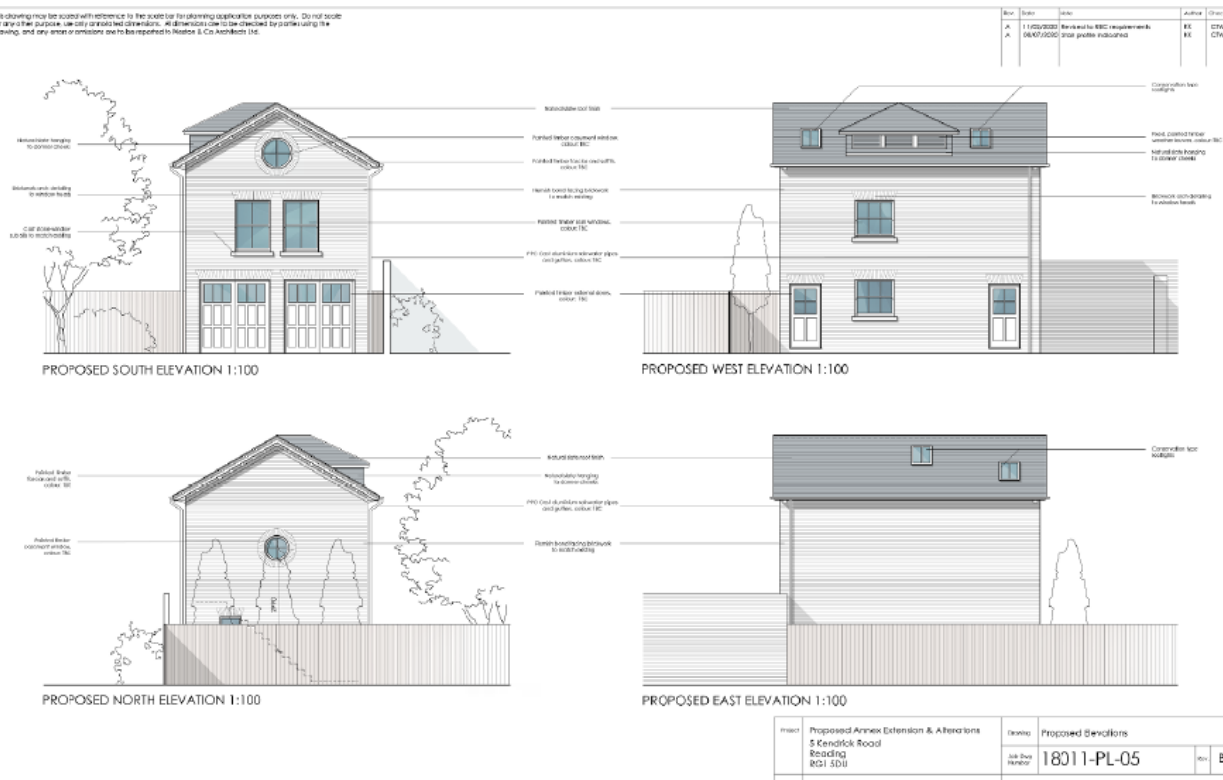
Case Officer: Mr Anthony Scholes

Date received (valid from): 18 October 2019

Target Decision date: 10 July 2020

PROPOSAL AND SUPPORTING INFORMATION

This drawing may be accepted with reference to the scale bar for planning application purposes only. Do not scale or copy for other purposes. All dimensions are to be checked by parties using the drawing, and any errors or omissions are to be reported to Heston & Co Architects Ltd.



Building measures c 6 metres by 8 metres in footprint and 6 metres high to eaves and just under 8 metres high to ridge. Located in north-east corner of garden, which features many mature trees. High (3m) wall to east and 2m high fence to north. Proposal is for a double garage and living accommodation above. Amended plans for reduced dormer addition. Property lies in Kendrick Road Conservation Area. TPO trees on site.

- CIL form
As received 8 July 2020
- Drawing No: 18011-PL-06A - Proposed Section A-A;
- Drawing No: 18011-PL-04A - Proposed Floor Plans;
As received 12 March 2020
- Drawing No: 18011-PL-05B - Proposed Elevations;
As received 8 July 2020
- Design and access statement;
- Drawing No: 18011-PL-01 - Location & Proposed Block/Roof Plan
- Drawing No: 18011-PL-02 - Existing Floor Plans
- Drawing No: 18011-PL-03 - Existing Elevations
- Application forms

RELEVANT PLANNING HISTORY

11-00995-FUL (111416/FUL) - Double garage with studio above and increase height of Eastern boundary wall to 3 metres APPROVED 26/8/2011

11-01596-APP CON - Discharge of condition 4 of permitted application 11/00995/FUL DISCHARGED 12/4/2012

Officer note: Works had commenced on implementing the approved development but then proceeded beyond what had been approved - hence the need for this latest partly retrospective planning application.

CONSULTATIONS

The following addresses were consulted by letter.

3 Kendrick Road, Reading, Berkshire, RG1 5DN
Flat 7, 3 Kendrick Road, Reading, RG1 5DU
Flat 8, 3 Kendrick Road, Reading, RG1 5DU
Flat 1, Earlsland, 7 Kendrick Road, Reading, RG1 5DU
Flat 4, 3 Kendrick Road, Reading, RG1 5DU
Flat 3, 3 Kendrick Road, Reading, RG1 5DU
Flat 6, 3 Kendrick Road, Reading, RG1 5DU
Flat 5, 3 Kendrick Road, Reading, RG1 5DU
Flat 2, 3 Kendrick Road, Reading, RG1 5DU
Flat 2, Earlsland, 7 Kendrick Road, Reading, RG1 5DU

Two letters of representation have been received and can be summarised as:

- Concerns about the description of development due to the works being undertaken prior to approval;
- Impact of development in terms of overlooking/privacy and loss of daylight/sunlight;
- Overbearing impact of development;
- Concerns that this would become a separate dwelling.

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

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with policies in 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 current development plan is:

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

H9 (House Extensions and Ancillary Accommodation)

EN1 (Protection and Enhancement of the Historic Environment)
EN3 (Enhancement of Conservation Areas)
EN6 (New Development in a Historic Context)

SPG/SPD

- A Design Guide to House Extensions SPG
- Planning Obligations Under Section 106 SPD

Assessment

Principle of development

The development includes the provision of a self-contained annex in the garden of no.5 Kendrick Road. The annex would include a double garage at ground floor, and a split level accommodation within the first and partially reduced height second floor accommodation. The annex would include full facilities (bedroom, bathroom, kitchen). As such, could be considered a separate dwelling in planning terms. The applicant has submitted the application with the intention that it would become an ancillary annex of the main dwelling for use by a member of the same family/household.

Policy H9 (House extensions and ancillary accommodation) of the RBLP states “... *ancillary accommodation, such as granny annexes, will be acceptable where it would be not be capable of operating as a separate dwelling which could be let or sold separately*”. The supporting text of the policy (4.4.76) states: “*A number of demographic trends are also at work in Reading, including an ageing population, as well as less traditional household arrangements. The provision of ancillary accommodation, such as granny annexes, can be one housing solution to some of these trends. However, this ancillary accommodation should not be a way of introducing new dwellings by stealth. Therefore, planning conditions and, where necessary, obligations will ensure that extra accommodation remains ancillary to the main dwelling.*”

Although the annex building would include all relevant facilities for self-contained living, the property would have shared garden, parking and access arrangements with the main house being accessible only through the garden within the applicant’s ownership and as such is unlikely to be able to be sold off/private rented by an unrelated person. However, to ensure this, in accordance with policy H9 (as mentioned above) the use of the annex as ancillary to no.5 Kendrick Road is proposed to be secured by an appropriately worded section 106 agreement.

Design and impact on the conservation area

The application site is located within the Kendrick Road Conservation area, with the main dwelling (no.5) being identified as a building of townscape merit within the conservation area appraisal (2005). Policy EN1, and EN3 seek to ensure all development conserve and enhance areas of heritage interest including conservation areas. In addition policies CC7, and H9 require all development to be of a high quality which respects the area of Reading in which it is located, and the character and appearance of the main house.

The development is a three-storey detached annex within the rear corner of the plot associated with no.5 Kendrick Road. The host dwelling is a part two-storey, part three storey red brick building with noteworthy fenestration including: quoins, windows tops and cills, and large roof overhangs. The site is well vegetated to the left hand side as viewed from the street, including a number of protected trees (under TPO legislation). The dwelling is set within a large plot with a part brick, part timber front wall/fence. To the rear of the building is a large area of hardstanding utilised for vehicle parking.

The submitted plans for the annex (and its execution thus far) includes details of fenestration, including window cills, and brick window heads (over all doors and windows),

timber windows and doors, and matching brickwork. The location of the building would be at the rear corner of the site separated from all adjoining premises, and adjacent to a windowless flank wall on the adjoining student accommodation building. The location of the annex, its separation from the main building, and subservient form (in height and scale) compared to the main building as well as being lower than the adjoining student accommodation and 3 Kendrick Road is not considered to harm the character and appearance of the immediate conservation area, or setting of the main dwelling.

In terms of the views of the annex from the wider area, it is not visible from Kendrick Road (in front of the site) and further along Kendrick Road due to the many prominent street trees and protected trees (by virtue of TPO's and conservation area designation). The annex may only be glimpsed between properties looking from London Road. Therefore, the location and size of the annex, being heavily screened and commensurate in scale to surrounding buildings is not considered to harm the wider appearance of the conservation area.

The scale of the building, although larger than what was previously approved and what would generally be considered acceptable, is acceptable in this instance given the context described above. The design elements and specification of materials are an important positive consideration and therefore the use of these materials to complete the building and their retention in the future should be secured by condition.

Amenity considerations

In accordance with policy CC7, and H9 proposals should be assessed in design terms in conjunction with Policy CC8 (Safeguarding amenity) requires all development to: *"not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of:*

- *Privacy and overlooking;*
- *Access to sunlight and daylight;*
- *Visual dominance and overbearing effects of a development;*
- *Harm to outlook;*
- *Noise and disturbance;*
- *Artificial lighting;*
- *Vibration;*
- *Dust and fumes;*
- *Smell;*
- *Crime and safety; or*
- *Wind, where the proposals involve new development of more than 8 storeys."*

The annex building includes windows which primarily face within the main site, with one circular window above a stairwell facing the south eastern corner of the communal garden serving no.3 Kendrick Road, and no windows facing the adjoining student accommodation. Due to the internal height of the window facing no.3 Kendrick Road there would be limited opportunity for any actual overlooking into this property. As such the proposal would be acceptable in this regard. A condition is recommended to prevent any more windows being added.

The three storey annex being within close proximity to the southern boundary of no.3 Kendrick Road could also result in a loss of daylight/sunlight reaching this part of the property. However, due to the size of the garden and as the area impacted being only the south-eastern corner of the communal garden at no.3 Kendrick Road any loss of daylight/sunlight would be considered minimal, and unlikely to significantly affect the enjoyment or outdoor areas at no.3 and is considered acceptable in this regard.

Other matters***CIL***

The proposed development, by virtue of the retrospective nature, and no prior implementation or occupation of any prior approvals would generate a CIL liability for the entire floor area. The applicant has been advised.

RECOMMENDATION:

Grant subject to S106 being completed.

Conditions for materials & to prevent additional openings or dormers being added.