

COMMITTEE REPORT

BY THE DIRECTOR OF ECONOMIC GROWTH & NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 29 April 2020

Ward: Norcot

App No.: 191757/HOU

Address: 10 Pegs Green Close, Reading

Proposal: Two storey side/rear extension and single storey front and rear extensions, loft conversion with new dormer window and 2 Velux windows.

Applicant: Mrs Akhtar

Date application valid: 8th November 2019

Extended deadline: 8th May 2020

Planning Guarantee 26 week target: 8th May 2020

RECOMMENDATION

GRANT Planning Permission subject to conditions and informatives

CONDITIONS TO INCLUDE:

- 1) Standard Time Limit
- 2) Approved Plans
- 3) Matching Materials
- 4) Prior to commencement, full details are to be submitted for vehicle movements entering and exiting the site
- 5) Vehicle parking spaces to be provided prior to occupation and retained in accordance with approved plans and details
- 6) Vehicle access to be constructed prior to occupation.
- 7) Details of landscaping and boundary treatment of front garden to be approved, implemented and thereafter retained as approved.
- 8) First floor side facing window serving the bathroom shall be fixed non-opening and glazed with obscure glass on parts below 1.7m as a minimum when measured from the floor level of the respective rooms, before occupation of that room, and shall be permanently maintained thereafter as non-opening and obscure glazed.
- 9) No windows, other than those shown on the approved plans shall at any time be placed in the side elevation (western facing no.8), or the side elevation of the first floor bedroom (eastern facing no. 9) of the building/extension hereby permitted without the grant of a separate planning permission from the Local Planning Authority.
- 10) Permitted development rights to be removed for Schedule 2, Part 1, Class A (extensions).
- 11) Demolition of existing garage within 3 months of commencement

INFORMATIVES TO INCLUDE:

- 1) Terms and conditions
- 2) Building control approval
- 3) Encroachment
- 4) Highways
- 5) CIL - chargeable
- 6) Positive and proactive

1.0 INTRODUCTION

- 1.1 The application site is a two-storey semi-detached house on the northern side of Pegs Green Close within a wholly residential area. It has an existing driveway and detached garage, which is set back within the plot. Other properties within the Close have secured planning permission for side and rear extensions, e.g. nos. 6 and 7.
- 1.2 The application has been called-in to Planning Applications Committee by Norcot Councillors, due to amenity concerns raised by neighbours. The previous application here was also determined by Planning Applications Committee.



2.0 PROPOSAL AND SUPPORTING INFORMATION

- 2.1 The scheme comprises a two-storey side extension and a two-storey rear extension on the north-western corner of the property. The scheme also includes loft conversion involving a small dormer to the rear roofslope and a front porch.

The proposal would result in the demolition of the existing garage and partly changing the front garden to parking area.

- The front porch would measure 2.18m wide, 1.0m deep and 3.67m high (eaves 2.64m)
- The two-storey side extension would be 2.7m wide, set down from the main roof by 0.47m and set back from the front elevation by 1.2m. It would extend for 11.34m in depth, 4.5m of which would project beyond the existing rear building line of the host dwelling.
- A single storey element of the side extension protrudes a bit further than the two-storey element. This protrudes 0.53m further to the side, 0.7m further to the front (creating a setback of 0.5m from the front elevation). This single storey element will be 0.3m from the curtilage

boundary (at the closest point), which increases to 1.9m at the furthest point (due to a flared boundary).

- Windows - there would be two front facing rooflights, one ground floor side facing window, and first floor bathroom window. To the rear, there would be ground floor doors and window, and a first-floor window and a pitched roof dormer window.

The proposed materials would match the existing property.

2.2 The following plans and supporting documents have been assessed:

- Location Plan, received 11th November 2019
- Site/ Block Plan - Drawing no: MZ10 Rev E, received 17th March 2020
- Proposed Ground Floor Layout - Drawing no: MZ14 Rev E, received 21st January 2020
- Proposed First Floor Layout - Drawing no: MZ15 Rev G, received 21st January 2020
- Proposed Second Floor Layout - Drawing no: MZ16 Rev A, received 4th November 2019
- Proposed Elevations - Drawing no: MZ17 Rev H, received 16th March 2020

3.0 PLANNING HISTORY

10 Pegs Green Close - 190357 - Two storey side/rear extension and single storey front and rear extensions, loft conversion with new dormer window and 2 Velux windows - Refused 31/7/19 and appeal dismissed.

4.0 CONSULTATIONS

(i) Statutory

4.1 None

(ii) Non-statutory

RBC - Ecology

4.2 RBC Ecology comments state, *“The application site comprises a semi-detached house and a detached garage where it is proposed to erect a two-storey side/rear extension, single storey front entrance porch and a dormer window, to convert the loft, to incorporate two rooflights, and to demolish the existing garage.*

The bat survey report (Crossman Associates Ecological Consultants, April 2019) has been undertaken to an appropriate standard and concludes that the building is unlikely to host roosting bats. As such, since the proposals are unlikely to affect bats or other protected species”.

RBC - Transport

- 4.3 The Transport comments state, “Plans indicate that the existing detached garage located to the rear of the property is to be demolished therefore displacing 1 car parking space as well as parking provision along the side of the property.

Submitted plans illustrate 2 parking spaces on the front drive, however it should be noted that no part of a vehicle should overhang on to the public footway. To facilitate the proposed parking layout the existing dropped crossing would need to be widened and adjustments made to the landscaping; please note an extended dropped crossing cannot be within 1m of a lamp column. The access will need to be illustrated on revised plans; a license obtained from the Highways Department”.

It should be noted that an amended plan was received which showed the parking spaces to be fully within the site boundary, without overhanging the public footway. This amended plan also slightly widened the site entrance but kept the dropped curb the same width.

(iii) **Public/ local consultation and comments received**

- 4.4 Notification letters were sent to 4-9 Pegs Green Close (consecutive) and a site notice was displayed. Nine responses were received from five neighbours, which are summarised as follows:

- The extension is too large and is out of keeping with the character of the area.
- The extension will dominate the close and be overbearing.
- Suspected suspicion that the property will be turned into an HMO.
- Most of the Planning Inspector’s faults with the previous application have not been overcome by this submission.
- There will be an increase in the volume of traffic within the close, which is already tight and restricted.
- If permitted, the construction will be disturbing and noisy, which will disrupt neighbouring properties.
- Neighbouring properties will be overshadowed.
- Loss of symmetry with No.9
- The extension will cause a terracing effect.
- The gap between the properties in the close is a crucial factor in determining the appearance and character of the close.
- Encroachment of privacy will occur through overlooking.
- The proposed porch is not in keeping with the character of the area.
- The proposed scheme does not comply with the Residential Extensions SPD.
- If planning permission is granted, a condition should be put on to prevent use as an HMO.
- There are concerns that subsidence and other damaging occurrences may happen during construction.
- There are outlook concerns.
- Two parking spaces is insufficient for this property.
- If planning permission is granted, a condition should be put on to remove permitted development rights for extensions.

- There are concerns about the storage of materials if planning permission is granted.
- There are concerns about the dropping of part of the curb, as it removes off street parking.
- House prices in the close will be detrimentally impacted.

5.0 RELEVANT PLANNING POLICY AND GUIDANCE

- 5.1 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 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 (November 2019)

Policy CC7 (Design and the Public Realm)
Policy CC8 (Safeguarding Amenity)
Policy H9 (House Extensions and Ancillary Accommodation)
Policy H10 (Private and Communal Outdoor Space)
Policy EN12 (Biodiversity and the Green Network)
Policy EN14 (Trees, Hedges and Woodland)
Policy TR3 (Access, Traffic and Highway-Related Matters)
Policy TR5 (Car and Cycle Parking and Electric Vehicle Charging)

Supplementary Planning Guidance/Documents

Revised Parking Standards and Design (2011)
Revised Sustainable Design and Construction (2011)
A Design Guide to House Extensions SPG (2003)

6.0 APPRAISAL

Main considerations:

The main issues to be considered are:

- i) Principle of Development
- ii) Design and Appearance
- iii) Residential Amenity
- iv) Parking
- v) Community Infrastructure Levy
- vi) Other Matters

(i) Principle of Development

- 6.1 The application seeks permission for extensions to an existing residential dwelling. Such domestic works are supported in principle by Policy H9 (House Extensions and Ancillary Accommodation) of the Local Plan (2019) subject to a number of criteria ensuring the effects of such extensions and alterations

respect its context and are not harmful. These considerations will be examined in more detail in the following sections.

Previous Appeal

6.2 The previous application was dismissed at appeal based on the following reasons:

- Insufficient subservience is generated in the design for it to be sympathetic to the host building
- The proposed two-storey side extension, porch and alterations to the front garden would have a harmful effect on the character and appearance of the host building and the street scene.
- The length and height of the single-storey element of the proposed extension sited along the neighbouring boundary as it would have a detrimental impact on the living conditions of occupiers of No 9 having regard to outlook and loss of light.

It should however be noted that the Inspector “*consider[ed] this [proposed scheme] to be a finely balanced matter requiring a subjective planning judgement*”. Plans of the dismissed proposal are appended to this report.

(ii) Design and Appearance

6.3 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;
- 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; Respects neighbour’s amenities and does not present a large blank façade to public areas.

6.4 The Council’s Design Guide on house extensions states that on semi-detached houses rear extensions should not normally be longer than 4 metres in depth, but that exceptions to this might be accepted if the house and garden can host an extension of a longer depth. The proposed extension would be 4.5m in depth, and would be two-storey, sited 3.08m from the shared boundary with no.9, and 2.39m (at the furthest point) along the shared and splayed boundary with no.8. Given the size of the existing dwelling, its private rear garden and the dimensions of the proposed rear extension, the proposal would not appear disproportionate in scale to the main house and would be compliant with Policy H9 and the Design Guide.

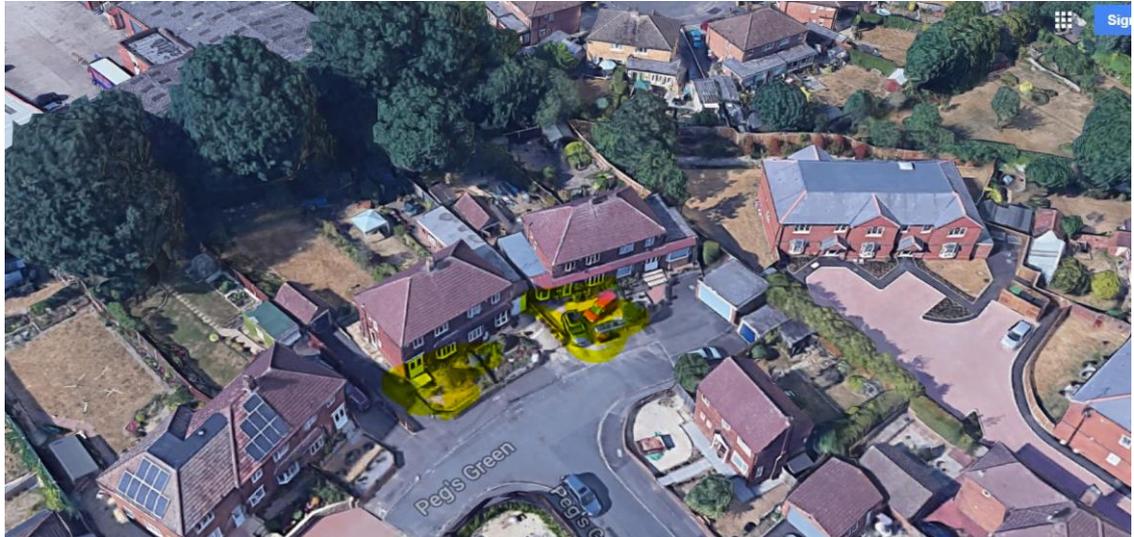
6.5 The proposed rear dormer would be modest in scale with a pitched roof that would be set within the roof slope and would be in proportion with the scale of the rest of the house in terms of overall size and window shape. This feature would also comply with Policy H9 and the Design Guide.

6.6 It must be recognised that there are existing side extensions within the immediate area, albeit the majority are single-storey, except for no. 6. The Council’s Design Guide states that two-storey side extensions should normally be designed to be smaller in scale than the main house, which can be achieved by setting them back and down from the main house and set them

in from the side boundary. The proposed extension does increase the size of the property and will be visible from the street but is now designed to appear subservient to the main house. It has been set in from the shared boundary with no.8. as supported by the Design Guide, and this gap increases further back due to the splayed nature of the boundary. The ridge height of the side and rear extensions would be 0.45m lower than the original ridge. It would also be set back at both ground and first floor level from the front elevation.

- 6.7 This scheme differs from the dismissed appeal in that the current application proposes a more subservient addition to the dwellinghouse and completely removes the single storey rear addition which ran along the boundary with the adjoining neighbour and the Inspector previously considered detrimental. The two storey side extension has been set in away from the neighbouring boundary as well as the front elevation. Given the application property's location at the end of the cul-de-sac the extension will be noticeable when approaching up Pegs Green Close but officers feel that sufficient has now been done to the design to limit its impact on the street. Further to this, whilst the two-storey extension towards the rear has been pushed slightly over towards No.9, it does comply with the 45 degree rule, and will not overshadow the neighbouring property.
- 6.8 The proposed porch measures 3030mm in height but is stated within the application to be no higher than 3000mm. Under permitted development (without obtaining planning consent from the Council), porches can be constructed up to a maximum of 3000mm in height with a maximum of 3 square metres (gross external area), and not allowed to be within 2 metres of a boundary curtilage adjacent to a highway. The 30mm discrepancy could be a measurement error, but in either case, it is not considered to be excessive or fundamentally result in any greater material harm on the character or appearance of the area. It would have a pitched roof design and materials which respect the host dwelling. In this regard it is not considered to have any detrimental impact on the appearance of the street or the surrounding area.
- 6.9 As the proposal would result in the loss of most of the side drive as well as the garage the application includes removing a small amount of the front garden to create an additional car parking space. It would utilise the existing dropped curb, and as such there will not be a loss of on-road parking in the close. Further to this, these works could be undertaken under permitted development rights (without planning permission from the Council). Considering the front boundary wall will be maintained, as well as some of the floral landscaping, it is considered that this element of the proposal will not be detrimental to the character and appearance of the street scene or affect highway safety which will be covered later in this report.
- 6.10 Whilst it is noted that the second car-parking space cannot be accessed independently, this is a typical situation on domestic sites and can be clearly seen within the photograph below. It should also be noted that front garden landscaping including the removal of boundary walls can occur without the need for planning permission on properties not listed or in conservation

areas. As there is a valid concern that removal of all landscaping and the boundary wall entirely would be harmful to the appearance of the street it would be reasonable to impose a condition to ensure that the landscaping and boundary wall is retained as shown on the proposed plans.



- 6.11 It should be noted that there is an existing large oak tree at the far end of the rear garden, however no trees are proposed to be removed as a result of the development and the development would not come close to this tree.
- 6.12 In summary, it is considered that the proposed extensions and alterations to the house have now been sufficiently amended to address the concerns raised by the previous application and as noted by the Planning Inspector. The reasons for dismissal, which can be found within the 'Principles' section above, are considered to be overcome by this application and the proposal is therefore considered to comply with policy and supporting guidance.

(iii) Residential Amenity

- 6.13 Policy CC8: Safeguarding Amenity seeks to ensure that an extension to a house does not cause a significant detrimental impact to the living environment of existing or new residential properties.
- 6.12 In terms of two storey extensions the Design Guide states that they should not normally be closer than a line taken at 45 degrees from the middle of any window of a habitable room in a neighbouring property. The proposed plans show a 45-degree line from the nearest habitable room window at no. 9. The proposed rear extension would not impinge on this line. This combined with the orientation of the site would ensure that there would not be a significant detrimental effect with respect to overshadowing and loss of daylight/sunlight.
- 6.13 In addition to this, the rear extension is situated 3.08 metres from the boundary with No.9, and although it is 4.5 metres deep, it is not anticipated to cause any harm with regards to outlook. The single storey element would have a partially flat and partially mono-pitched roof and would therefore

reduce in height from 3.6m down to 2.6m along its depth, which would minimise any harmful effect with respect to no. 9.

- 6.14 In terms of the two-storey extension's relationship to no. 8, although the proposal would appear close to the boundary from the front, they would in fact splay away from each other to the rear due to the siting of the properties. This is considered to reduce any harmful overshadowing to a level appropriate to a conventional side-to-side residential relationship.
- 6.15 With regard to the potential for window to window overlooking, the proposal includes a single side facing first floor window serving a bathroom. A condition is recommended requiring this to be obscure glazed. A small rear dormer is also proposed serving a children's 'den' (playroom). It is not considered that there would be any additional overlooking from this dormer which does not already exist from existing rear facing first floor windows.
- 6.16 Policy H10 relates to private amenity space. Although there would be a relatively large increase in the footprint of the dwelling the majority of this would be on an area currently used as a driveway and garage. There would still be a large private rear garden remaining which would accord with the requirements of the policy.

(iv) Parking

- 6.17 The overall off-road parking shown is for 2 no. spaces. This complies with parking standards and the concerns raised by the Council's Transport Officer have been overcome. Conditions and informatives are recommended.

(v) Community Infrastructure Levy (CIL)

- 6.18 The gross internal floorspace of the proposed scheme (including the loft conversion) would exceed 100sqm and therefore would be liable for CIL. There are certain exemptions for residential extensions subject to relevant conditions. CIL does not form part of the decision making for the application and an informative is included in this regard.

(vi) Other Matters

- 6.19 Some of the letters of representation refer to the existing use of the property as an HMO. The applicant has confirmed that it is being rented for an interim period, as a C4 HMO (up to 6 persons), for which planning permission is not required. The applicant has also confirmed that the intention is that the property, once extended, would be their family home.

(vi) Equality

- 6.20 In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, sex, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation.

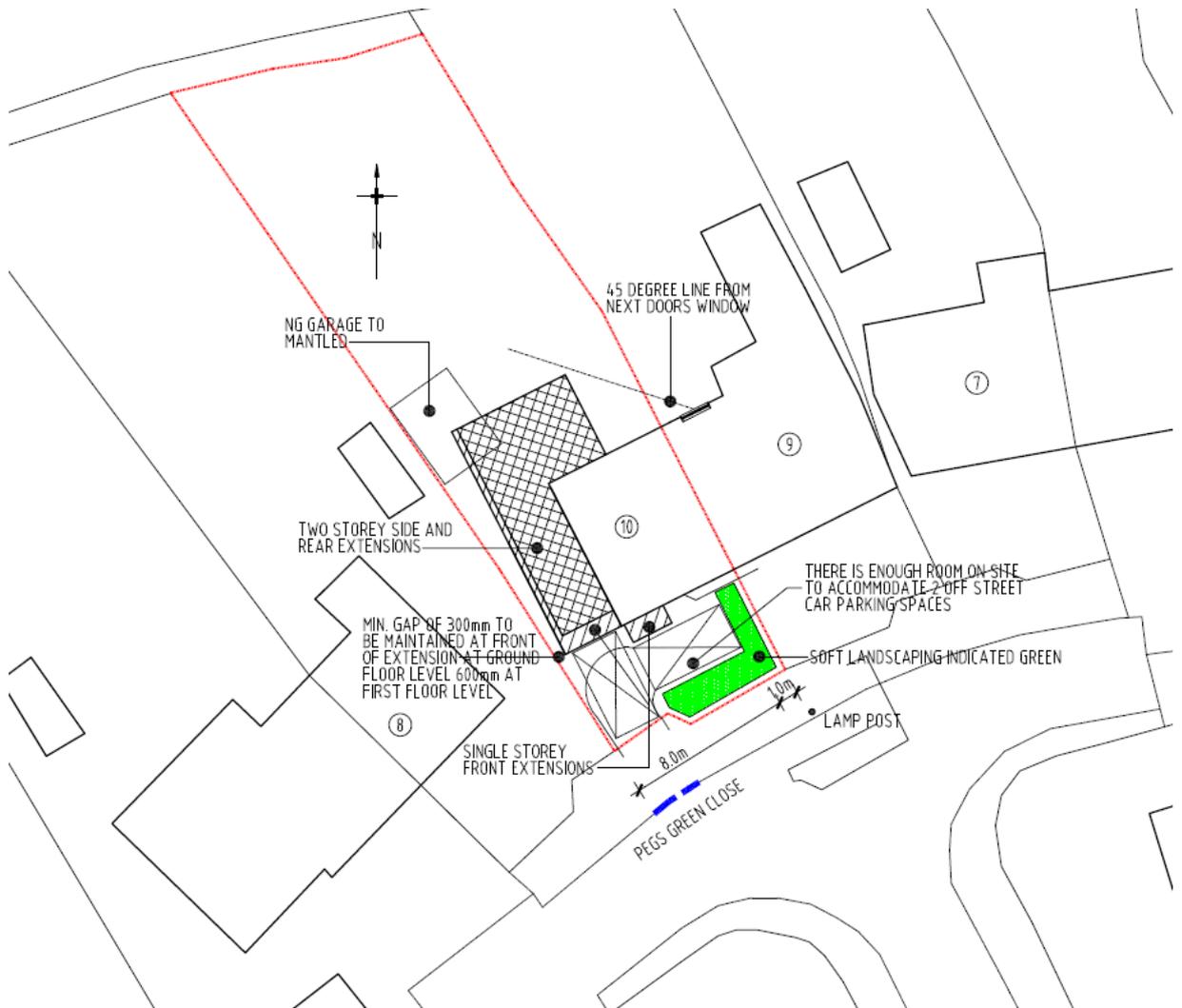
- 6.21 There is no indication or evidence (including from consultation on the application) that the protected groups have or would have different needs, experiences, issues and priorities in relation to the particular planning application.
- 6.22 In terms of the key equalities protected characteristics, it is considered there would be no significant adverse impacts as a result of the development.

7.0 CONCLUSION

- 7.1 The reasons the Inspector found for dismissing the appeal on the previous application can be found in the 'principle' section above and the plans for the dismissed scheme are also appended to this report. It is considered that the concerns have been addressed within this current amended scheme, as the single storey extension element of the proposal has been removed entirely; the front garden/boundary will remain largely intact, which aids in retaining the appearance of the close; and the two-storey side extension has been designed in a way which is now far more subservient.
- 7.2 The proposed development as amended would not be harmful to the character or appearance of the site or its surroundings and would not have a detrimental impact on the appearance of the original building or neighbouring properties or amenity. It is considered that the proposal would not cause a significant detrimental impact to the living environment of any existing or new occupiers or neighbours. As such the proposed works are considered to be in accordance with the above policies and the proposed scheme is recommended for approval subject to conditions and informatives as set out in the recommendation above.

Case Officer: James Overall

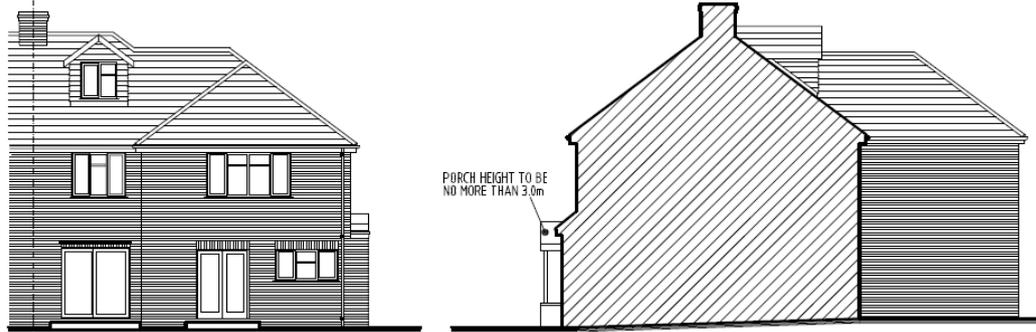
APPENDIX 1: PLANS AND ELEVATIONS





PROPOSED SIDE ELEVATION

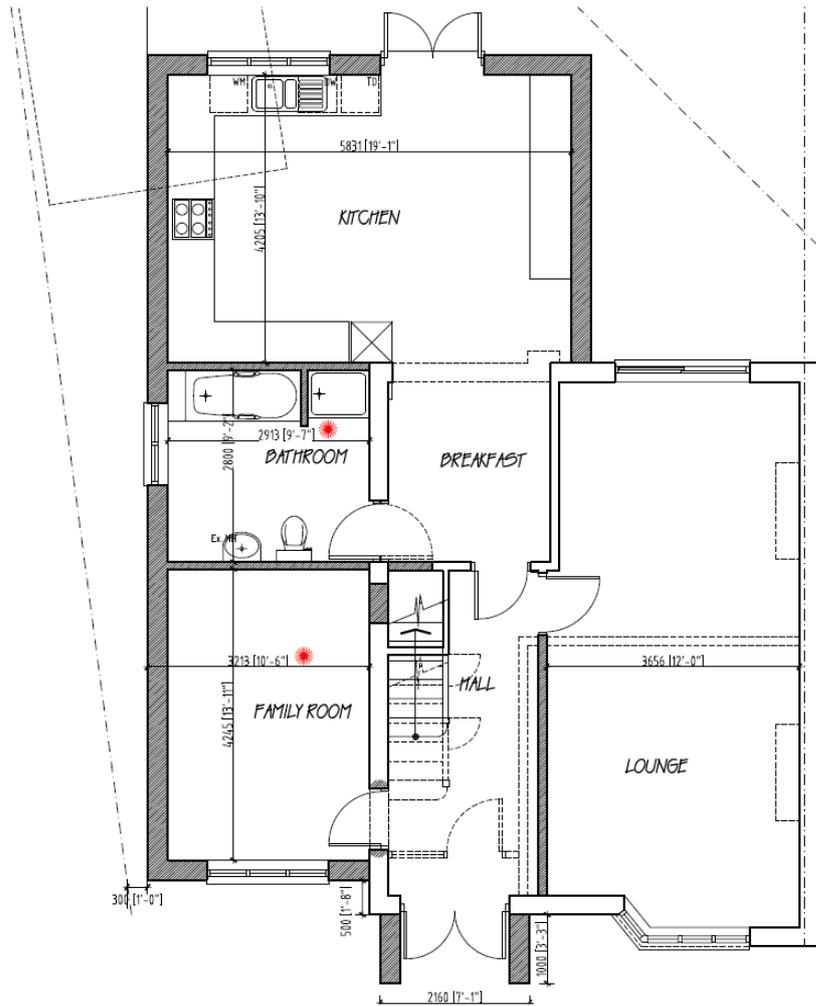
PROPOSED FRONT ELEVATION



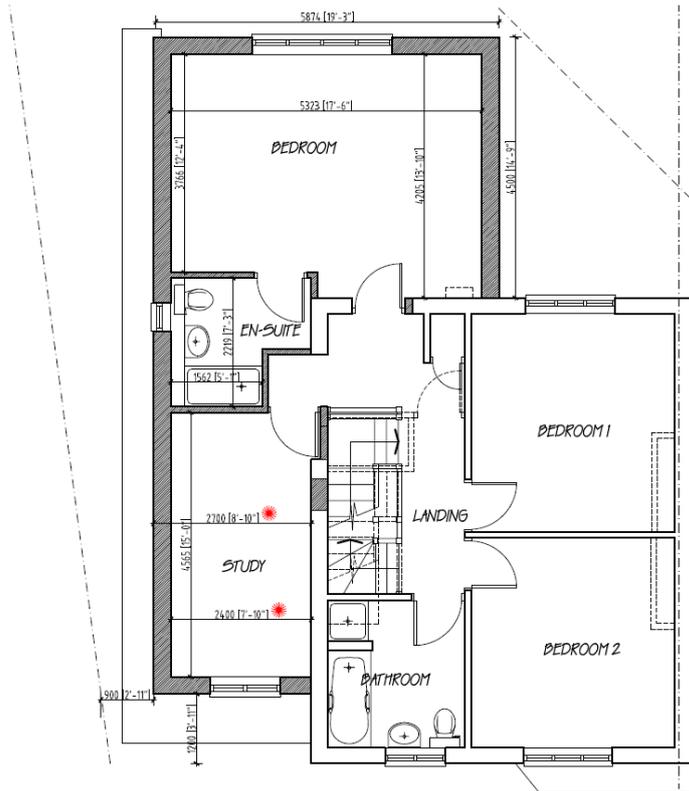
PORCH HEIGHT TO BE NO MORE THAN 3.0m

PROPOSED REAR ELEVATION

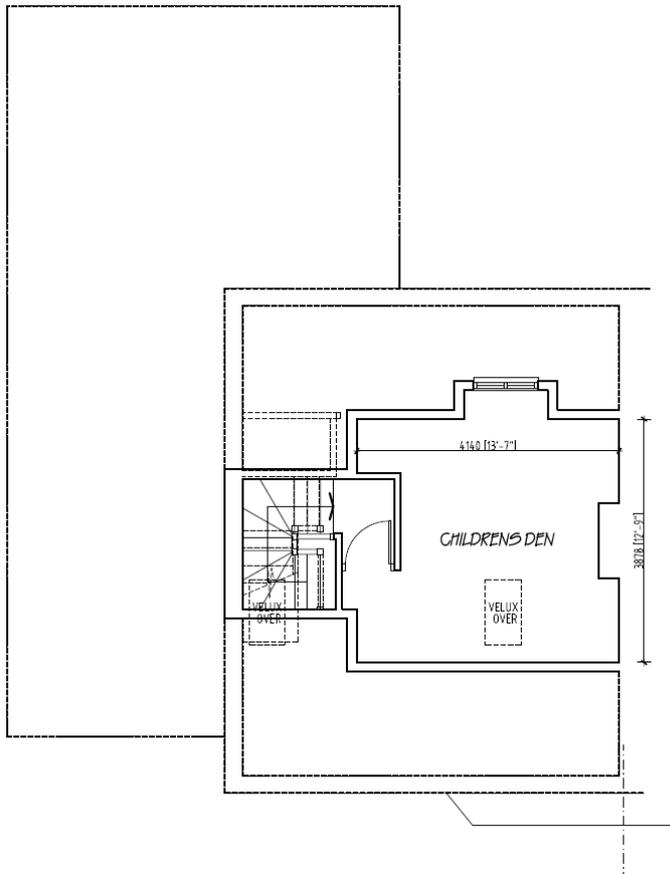
PROPOSED SIDE ELEVATION



Ground Floor Plan

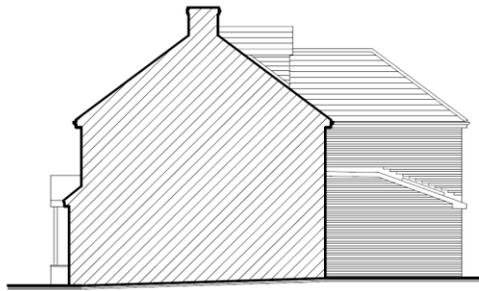
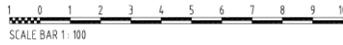


First Floor Plan



Second Floor Plan

Plans from previous application and dismissed appeal



PROPOSED SIDE ELEVATION

REV.C. REMAINING SIDE ELEVATION ADDED AT PLANNING OFFICERS REQUEST 25th MAY 2019
 REV.B. TWO STOREY SIDE EXTENSION FLANK WALL STEPPED IN BY 300mm AT PLANNERS RECOMMENDATION 23rd MAY 2019
 REV.A. REVISED FOLLOWING ADVICE FROM PLANNING OFFICER 18th MAY 2019

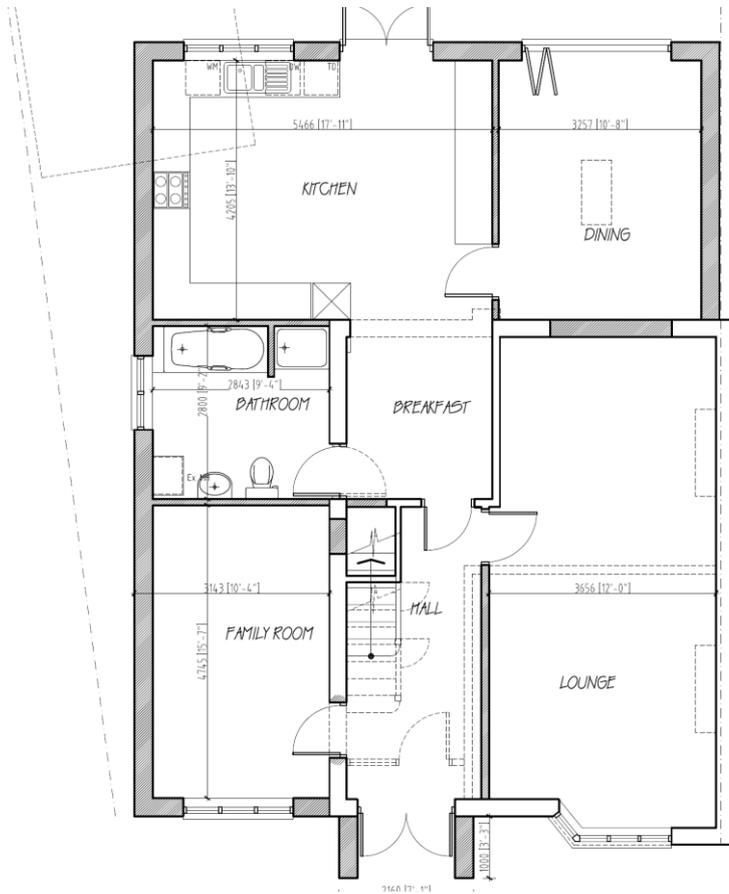


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PROPOSED TWO STOREY SIDEREAR, EXTENSION AND SINGLE STOREY FRONT AND REAR EXTENSIONS, LOFT CONVERSION WITH NEW DORMER WINDOW AND TWO VELUX WINDOWS TO 10 PEGS GREEN CLOSE, READING BERKSHIRE for MRS AISHAH AKHTAR

PROPOSED ELEVATIONS

DATE	SCALE
FEBRUARY 26th 2019	1 : 100
DRAWING No.	REVISION
MZ17	C



NOTE
 ALL MATERIALS INTENDED TO BE USED ON NEW EXTENSIONS ARE TO MATCH EXISTING. THIS DRAWING HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN ACCURATE SITE SURVEY. ALL BATHROOM AND KITCHEN FITTINGS AND LAYOUTS ARE INDICATIVE ONLY.

REV.A. TWO STOREY SIDE EXTENSION FLANK WALL STEPPED IN BY 300mm AT PLANNERS RECOMMENDATION 23rd MAY 2019

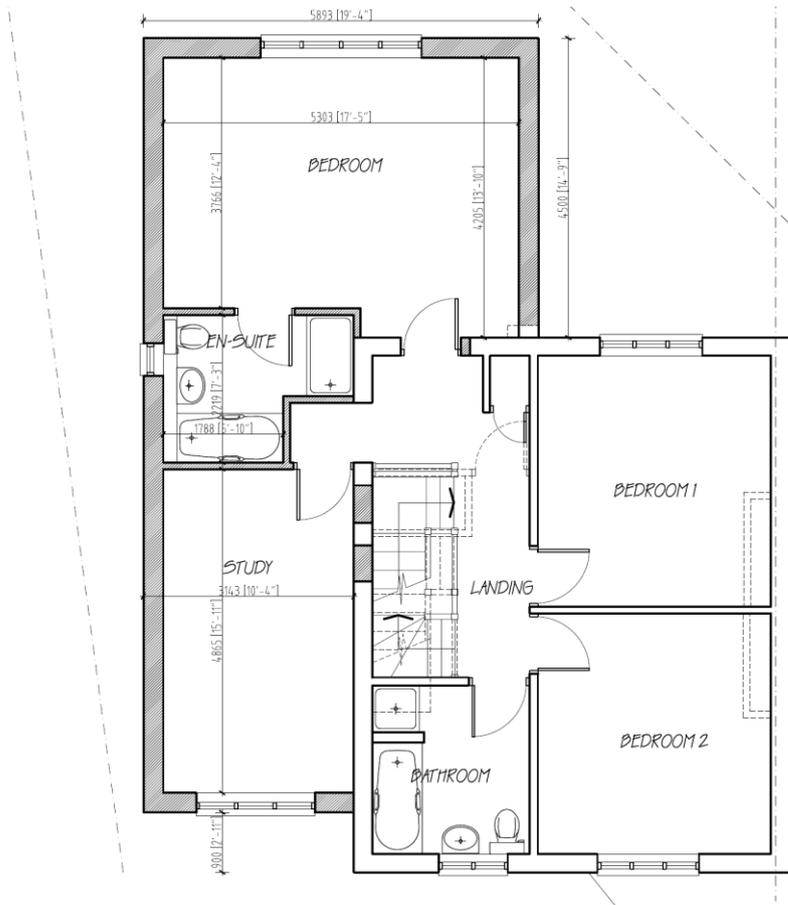


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PROPOSED TWO STOREY SIDEREAR, EXTENSION AND SINGLE STOREY FRONT AND REAR EXTENSIONS, LOFT CONVERSION WITH NEW DORMER WINDOW AND TWO VELUX WINDOWS TO 10 PEGS GREEN CLOSE, READING BERKSHIRE for MRS AISHAH AKHTAR

PROPOSED GROUND FLOOR LAYOUT

DATE	SCALE
FEBRUARY 26th 2019	1 : 50
DRAWING No.	REVISION
MZ14	A



NOTE
 ALL MATERIALS INTENDED TO BE USED ON NEW EXTENSION ARE TO MATCH EXISTING
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REV A. TWO STOREY SIDE EXTENSION FLANK WALL STEPPED IN BY 300mm AT PLANNERS RECOMMENDATION 23rd MAY 2019

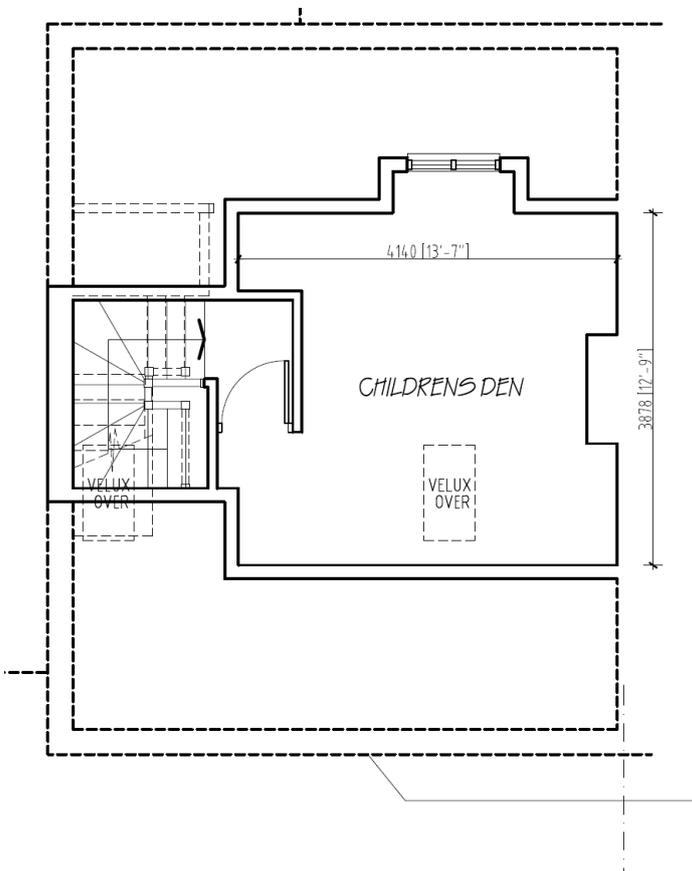
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PROPOSED TWO STOREY SIDE/REAR EXTENSION AND SINGLE STOREY FRONT AND REAR EXTENSIONS, LOFT CONVERSION WITH NEW DORMER WINDOW AND TWO VELUX WINDOWS TO 10 PEGS GREEN CLOSE, READING BERKSHIRE for MRS AISHAH AKHTAR

PROPOSED FIRST FLOOR LAYOUT

DATE	SCALE
FEBRUARY 28th 2019	1 : 50
DRAWING No.	REVISION
MZ15	A



RFDL

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PROPOSED TWO STOREY SIDE/REAR EXTENSION AND SINGLE STOREY FRONT AND REAR EXTENSIONS, LOFT CONVERSION WITH NEW DORMER WINDOW AND TWO VELUX WINDOWS TO 10 PEGS GREEN CLOSE, READING BERKSHIRE for MRS AISHAH AKHTAR

PROPOSED SECOND FLOOR LAYOUT

DATE	SCALE
FEBRUARY 28th 2019	1 : 50
DRAWING No.	REVISION
MZ16	

