

COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 10th October 2018

ITEM NO. 15

Ward: Church
App No: 181365/HOU
Address: 31 Windermere Road
Proposal: Part one, part two storey side and rear extension
Applicant: Mr K Iqbal, Adams Estates
Date validated: 03/08/18
Target Date: 28/09/18
Extension:

RECOMMENDATION

GRANT

Conditions to include:

Standard

1. Time limit for implementation
2. Use of materials
3. Approved plans
4. No use of roof for an amenity area

Informatives to include:

1. Terms and conditions
2. Need for building regulations
3. Encroachment
4. Construction and Demolition subject to Environmental Health
5. Highways
6. Do not damage the verge
7. Positive and proactive

1. INTRODUCTION

- 1.1 31 Windermere Road is a two storey semi-detached dwelling with a hipped roof, located to the eastward side of Windermere Road. The dwelling is characterised by bow windows to the principal elevation at the ground and first floors and a recessed entrance porch with arched brick detailing. The dwelling already benefits from a single storey rear extension with a mono-pitch roof, projecting to a depth of 3.6m. Driveway parking accommodating two vehicles is located to the site frontage. A long garden extends to the rear. At the time of the officer's site visit, the dwelling was in use as a three bedroom House in Multiple Occupation (HMO).
- 1.2 The surrounding area is predominantly residential, generally comprised of two storey semi-detached dwellings of a similar style and design. The adjoining dwelling at 33 Windermere Road has not been extended. The adjacent dwelling at 29 Windermere benefits from a single storey side and rear extension which projects to a slightly greater depth than the existing extension at the application site. The

site topography rises gradually in a southerly direction, such that 31 Windermere Road is set slightly higher than 29 Windermere Road.

- 1.3 The application was called in by Councillor Pearce due to neighbour objections.



Site Location Plan

2. PROPOSALS

- 2.1 Planning permission is sought for a part one, part two storey side and rear extension. The existing single storey rear extension would be demolished to facilitate the proposal. At the ground floor, the proposal would extend at a width of 2.1m beyond the original northward side elevation, flush to the principal elevation. The proposal would project at this width along the full depth of the original side elevation, and 4.5m beyond the original rear elevation. The proposal would extend across the full width of the original rear elevation at this depth. At the first floor, the proposal would form distinct side and rear extensions. Beyond the original side elevation, the proposal would extend at a width of 2.1m, set back from the principal elevation by 1.8m. The proposal would project at this width to a depth of 4.5m, flush to the original rear elevation. Beyond the original rear elevation, the proposal would extend across the full width of the dwelling with a staggered projection. From the original northward side elevation, the proposal would project to a depth 3.5m beyond the original rear elevation, extending at a width of 3.2m. Beyond this, the proposal would project to a reduced depth of 1.6m.
- 2.2 At the front elevation, the single storey element would have a mono-pitch roof with a maximum height of 3.5m and a height to eaves of 2.7m. Beyond this the two storey element would have a hipped roof with a maximum height of 7m and a height to eaves of 5.1m. The new ridge would be set down from the original ridgeline by 0.7m. To the rear, the single storey element would have a part hipped, part flat roof with a maximum height of 3.6m and a height to eaves of 2.8m. Due to the staggered projection of the two storey rearward element, the proposal would have a dual-hipped roof. The deeper projecting element would have a maximum height of 7.3m and a height to eaves of 5.1m, set down from the

original ridgeline by 0.4m. The shallower projecting element would have a maximum height of 6.1m and a height to eaves of 5.1m, set down from the original ridgeline by 1.7m.

- 2.3 On the front elevation, windows would be located at the ground and first floors. On the rear elevation, two windows and a single door would be located at the ground floor and three windows would be located at the first floor. Window shape and positioning would generally reflect that of the existing dwelling. Materials have been selected to match those of the existing dwelling.
- 2.4 The agent supplied the following, received on 06/08/18:
Drawing No: KHRad80:002 Rev. A - Site Location
Drawing No: KHRad80:001 Rev. A - Block Plan
Drawing No: KHWind31:003 - Existing Floor Plans
Drawing No: KHWind31:004 Rev. A - Proposed Floor Plans
Drawing No: KHWind31:005 - Existing Elevations
Drawing No: KHWind31:006 Rev. A - Proposed Elevations
- 2.5 On 13/08/18 the agent was advised of a discrepancy with the supplied plans.
- 2.6 Subsequently, the agent supplied the following, received on 13/08/18:
Drawing No: KHWind31:006 Rev. B - Proposed Elevations
- 2.7 Subsequently, the agent supplied the following, received on 15/08/18:
Drawing No: KHWind31:006 Rev. C - Proposed Elevations
- 2.8 On 15/08/18 the agent was advised of a discrepancy with the supplied plans.
- 2.9 Subsequently, the agent supplied the following, received on 16/08/18:
Drawing No: KHWind31:004 Rev. B - Proposed Floor Plans
- 2.10 On 24/09/18 the agent was advised of concerns that due to the 3.6m height of the single storey rearward element, directly up to the boundary, this would be considered unneighbourly with visually dominant effects presented particularly to the residents of 33 Windermere Road. It was advised that in order to minimise the impact of this element of the extension, it would be preferable for the roof to hip away from the respective side boundaries.
- 2.11 Subsequently, the agent supplied the following, received on 27/09/18:
Drawing No: KHWind31:006 Rev. D - Proposed Elevations

3. PLANNING HISTORY

180784/HOU - Part one, part two storey side and rear extension - Withdrawn 17/07/18 *Officer note: this proposal was considered to lack subservience to the host dwelling; would've been out of proportion due to its unrelenting width; due to its scale and bulk would've drawn the eye and would've been out of character with the surrounding area. The proposal would've also had a visual dominance and overbearing effect on 29 Windermere Road and had a visual dominance on 33 Windermere Road due to its depth and complicated roof design*

4. CONSULTATIONS

- 4.1 Reading Borough Council Transport Development Control advised that an existing dropped crossing leads to an area of hardstanding to the site frontage, providing

off-road parking. Accordingly, no objections were raised to the proposal, subject to an informative regarding damage to the grass verge.

4.2 Neighbouring owners and occupiers at 29, 33, 72 and 74 Windermere Road were consulted by letter. One letter of representation was received with regard to the following:

- The extension would not respect the character of the house in terms of scale, location and design, and would not respect the pattern of neighbouring properties or fit in with the original design and proportion *Officer note: see appraisal*
- The proposal would be unneighbourly, due to its height, depth and proximity to the boundary *Officer note: see appraisal*
- There is a gapping issue at the first floor and the proposal would have a visual dominance and overbearing effect on 29 Windermere Road *Officer note: it is acknowledged that as a result of the proposal, the existing gap between the dwellings would be reduced. However, the first floor element would be comfortably set back from the principal elevation and would not extend beyond the original side and rear elevations. This aids the subservience of the extension and improves the visual impact of the proposal, particularly when viewed from the highway. The reduction in depth, and set down from the original ridgeline mitigates any visual dominance and overbearing effect to an acceptable degree*
- Excavations and building work could damage 29 Windermere Road *Officer note: not a planning matter.*
- The extension would be in close proximity to a drain *Officer note: not a planning matter.*
- The side extension would reduce light to the side window and glazed door of 29 Windermere Road *Officer note: it is acknowledged that the proposal may reduce some light to the side elevation of 29 Windermere Road. However, the fenestration to the affected side elevation of 29 Windermere Road does not serve habitable rooms. Any loss of light to this side elevation is not therefore considered to be significantly harmful*
- A loss of privacy through overlooking would occur to the rear garden of 29 Windermere Road *Officer note: existing first floor windows enable views into neighbouring gardens. The proposed rearward fenestration is not considered to be significantly more harmful than the existing arrangement*
- Concerns with regard to parking provision and highway safety *Officer note: in accordance with the Council's adopted standard, a 4 bedroom dwelling in this location would be required to provide two off-road vehicle parking spaces. An HMO in this location would be required to provide 0.25 spaces per bedroom. Two off-road parking spaces are accommodated to the site frontage which is therefore in accordance with the Council's standard*
- The current housing mix in the street is good and there is no need for the house to be divided *Officer note: planning permission is not required for the use of the dwelling by 3-6 residents as a House in Multiple Occupation*
- The depth of the rear extension exceeds the guidance of 4m *Officer note: each application is assessed on its own individual merit. Extensions of a greater depth may be acceptable depending on the individual circumstances of the site. In this instance, the dwelling benefits from a long rear garden, capable of accommodating an extension of a slightly greater depth. The maximum depth of the single storey element of 4.5m is not considered to cause significant harm, sufficient to refuse the application*

- Other similar proposals have previously been refused planning permission
Officer note: the application is assessed on its own individual merit and the particular circumstances of the application site
- Concern with regard to the status of the house as an HMO *Officer note: planning permission is not required for the use of the dwelling by 3-6 residents as a House in Multiple Occupation. Due to its size and the number of residents, an HMO licence is not currently required*

5. LEGAL AND PLANNING POLICY CONTEXT

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy Framework, among them the 'presumption in favour of sustainable development'.

5.2 The application has been assessed against the following policies:

5.3 National Planning Policy Framework

5.4 Reading Borough Local Development Framework Core Strategy (2008)

Policy CS7: Design and the Public Realm

Policy CS24: Car/Cycle Parking

5.3 Reading Borough Local Development Framework Sites and Detailed Policies Document (2012)

Policy DM4: Safeguarding Amenity

Policy DM9: House Extensions and Ancillary Accommodation

Policy DM12: Access, Traffic and Highway-Related Matters

5.4 Supplementary Planning Guidance - A Design Guide to House Extensions (2003)

5.5 Revised Parking Standards and Design Supplementary Planning Document (2011)

6. APPRAISAL

6.1 Design and impact on the character of the surrounding area

6.2 Policy DM9 of the Sites and Detailed Policies Document states that an extension to a house should respect the character of the house in terms of scale, location, materials and design, and respect the character and pattern of neighbouring dwellings and the street as a whole in terms of scale, location, materials and design and any important existing building line. Policy CS7 of the Core Strategy states that all development must be of a high design quality that maintains and enhances the character and appearance of the area. The Council's Supplementary Planning Guidance - A Design Guide to House Extensions, states that two storey rear extensions should not normally extend more than 4m from the rear of the house and should not encroach on a line taken at 45 degrees from the mid-point of the nearest habitable window of a neighbouring dwelling. Additionally, it states that two storey side extensions should normally be designed to be smaller in scale than the host dwelling. This can often be achieved by setting back from the principal elevation and away from side boundaries.

6.3 The proposal put forward under withdrawn application 180784/HOU, proposed a deeper single storey rear element and a first floor extension which extended flush

from the principal elevation directly along the boundary with 29 Windermere Road. This proposal was considered to lack subservience to the host dwelling. Due to its additional scale and bulk the proposal was considered to be out of proportion and an overdevelopment, detracting from the character of the original dwelling and the surrounding area.

- 6.4 The proposal put forward under this application still represents a substantial enlargement to the original dwelling, however it is considered to have satisfactorily resolved the issues raised under the previous application. The set back of the first floor element beyond the side elevation aids the subservience of the extension, resulting in a lowered ridge height which softens the visual impact of the extension, particularly when viewed from the highway. The reduction in depth and width of the first floor element along the boundary with 29 Windermere Road results in distinct side and rear extensions, which serve to preserve the form of the original building. The roof form of the staggered rear projection also appears more sympathetic to the host dwelling.
- 6.5 The detailing and fenestration of the extension is proposed to reflect that of the original dwelling and materials have been selected to match those of the existing dwelling. This helps to visually unite the new and original elements of the dwelling. Although the extension proposed is not insignificant and the proposal considerably increases the floor space of the dwelling, it is considered that cumulatively the design seeks to lessen the harm to the character of the dwelling. With the set back of the first floor element from the principal elevation the majority of the extension would not be clearly visible from the highway so the character of the site and surrounding area would not be harmed by the proposal. The proposal is therefore in accordance with Policy CS7 of the Core Strategy, Policy DM9 of the Sites and Detailed Policies Document and the Council's Supplementary Planning Guidance - A Design Guide to House Extensions.
- 6.6 Impact on neighbouring residential amenity
- 6.7 A number of concerns have been raised with regard to the impact of the proposed extension on the residential amenity of neighbouring dwellings, particularly 29 Windermere Road. While it is acknowledged that residents of the immediate neighbouring dwellings will notice the additional scale and bulk of the proposal, the extension successfully mitigates the impact on the residential amenities of neighbours to an acceptable degree.
- 6.8 The single storey rearward element would project to a depth of 4.5m beyond the original rear elevation, directly along the boundary with the neighbouring dwellings. The Council's guidance states that rear extensions should not exceed a depth of 4m. This is however dependent of the particular circumstances of the application site. In this instance, the existing rear extension of 29 Windermere Road mitigates the impact of the single storey element on this neighbour. The proposal would project only to a slightly greater depth and the roof form would hip away from the boundary, reducing the visual impact of the extension. To the boundary with 33 Windermere Road, the roof would also hip away with a height to eaves of 2.8m not being considered to cause a significantly visually dominant or overbearing effect on this neighbour. While it would be preferable for the extension not to project to a depth beyond 4m directly along the boundary it is not considered harmful enough to refuse on this basis alone.
- 6.9 The first floor elements of the proposal have been substantially reduced from that which was originally proposed. The first floor side extension would be contained within the depth of the original side elevation. Though this element would extend

to the boundary with 29 Windermere Road and may as a result cause some light loss to the side elevation of this neighbouring dwelling, the affected windows do not serve habitable rooms and therefore the impact is not considered to be significant. The limited depth of this first floor element helps to ensure that any visual dominance or overbearing effect would not be to an unacceptable degree.

- 6.10 The first floor rearward element has been designed to stagger with a 45 degree line taken from the midpoint of the nearest window serving a habitable room at 33 Windermere Road. A comfortable separation distance is maintained to the boundary with 29 Windermere Road. At its deepest point, the first floor element would project to a depth of 3.5m. It is acknowledged that this would present a noticeable façade to each neighbouring dwelling, though the extension would be in general accordance with the Council's Design Guide and is consistent with other, similar extensions to dwellings elsewhere in the Borough.
- 6.11 The relationship between existing and proposed first floor rearward facing windows is considered to be usual for the situation and orientation of the neighbouring dwellings. The proposed fenestration is considered to be not significantly more harmful in terms of overlooking than the existing arrangement. There are no windows proposed to side elevations. The proposal is not therefore considered to unacceptably impact upon the residential amenities of neighbouring dwellings. As such, the proposal is in accordance with Policy DM4 of the Sites and Detailed Policies Document and the Council's Design Guide to House Extensions.

6.12 Other matters

- 6.13 In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics including age and disability. There is no indication or evidence (including from consultation on the application) that the protected groups have or will have different needs, experiences, issues and priorities in relation to the particular planning application. In terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

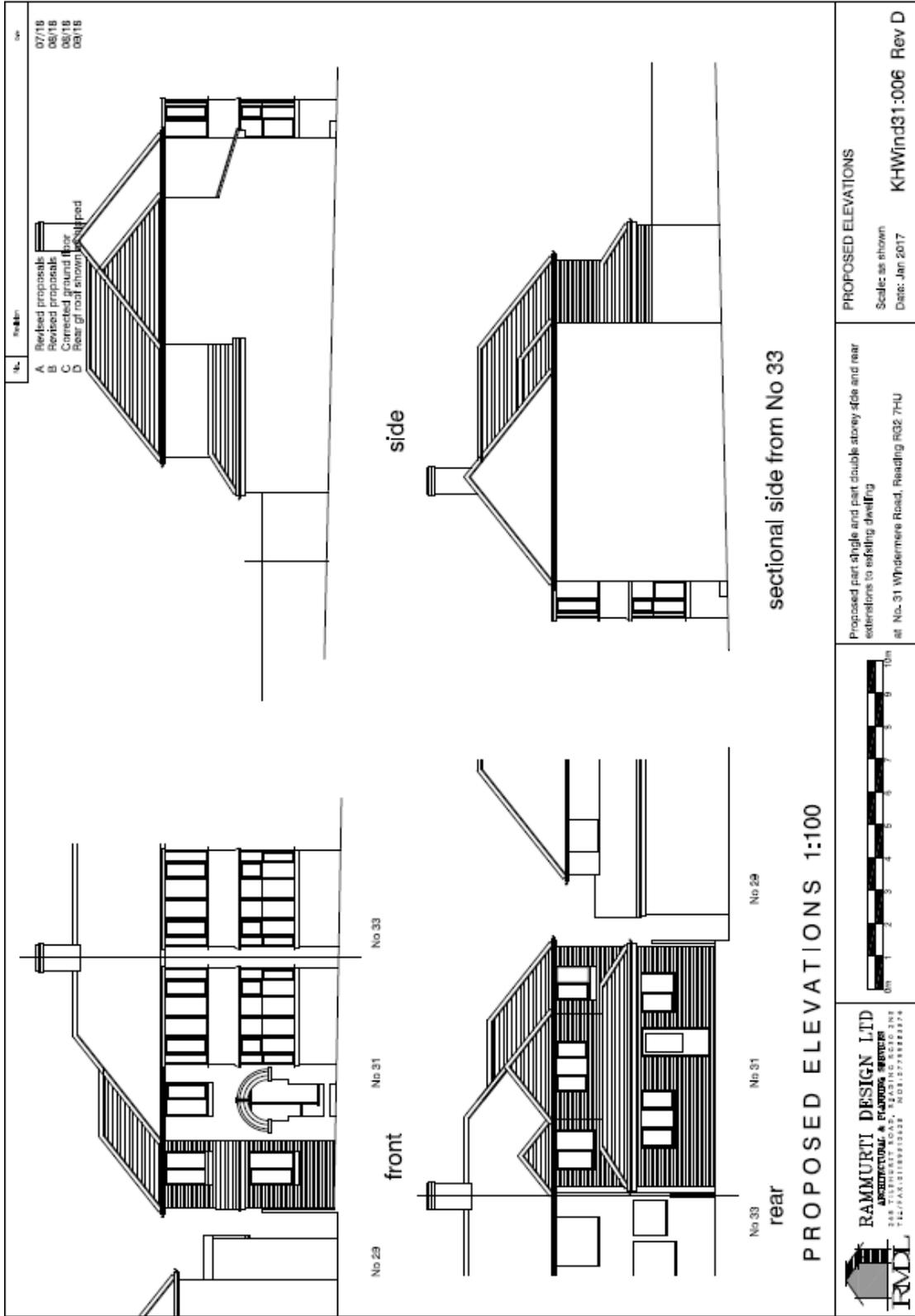
7. CONCLUSION

- 7.1 The proposed extension has sufficiently overcome the concerns raised under application 180784/HOU is considered to be acceptable in the context of national and local planning policy, as set out in this report. The application is recommended for approval on this basis.

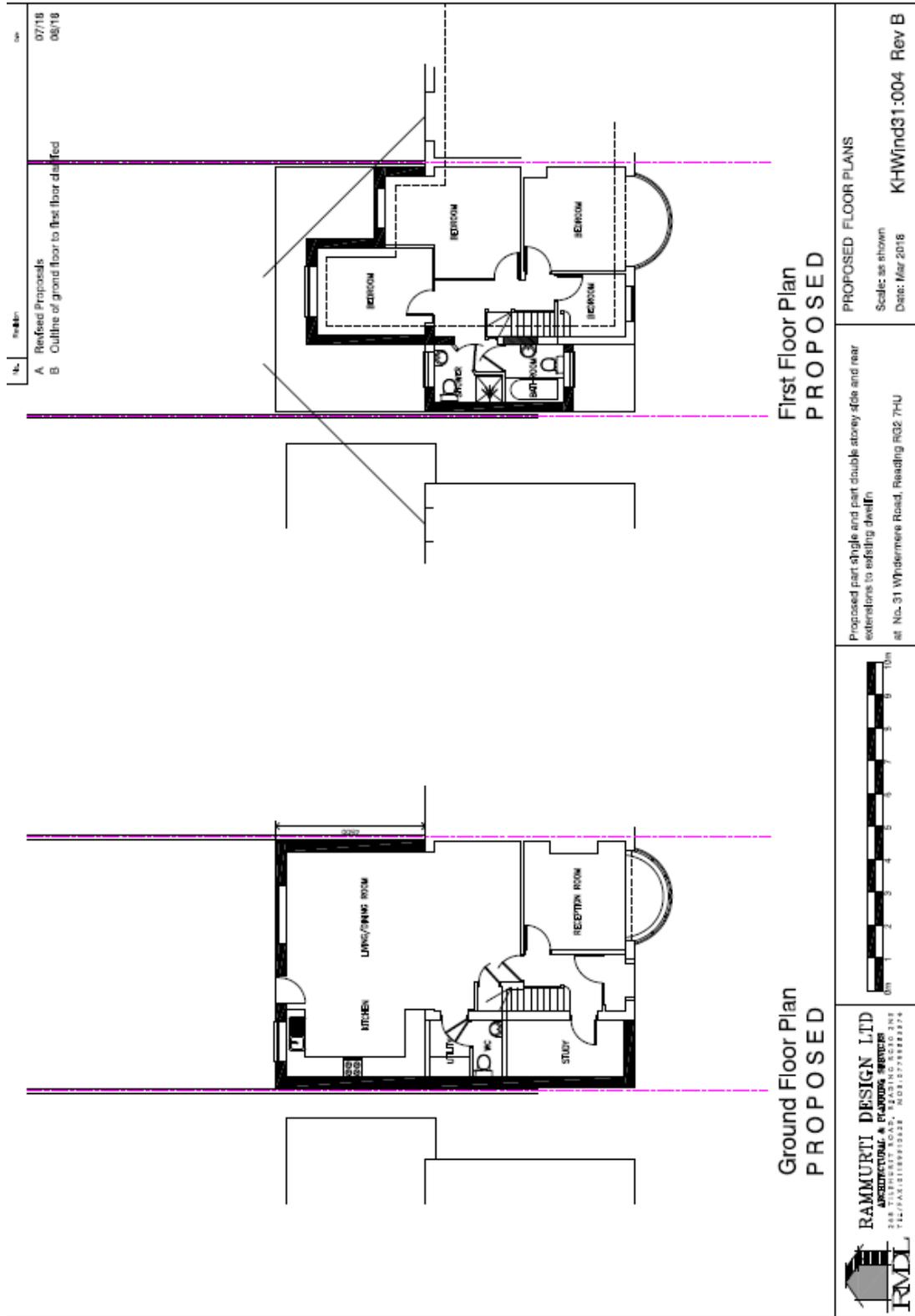
8. PLANS

Drawing No: KHWind31:004 Rev. B - Proposed Floor Plans (received 16/08/18)
Drawing No: KHWind31:006 Rev. D - Proposed Elevations (received 27/09/18)

Case Officer: Tom Hughes



Proposed Floor Plans



Proposed Elevations