

COMMITTEE REPORT

BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 3 NOVEMBER 2021

Ward: Southcote

App No: 211321/REG3

Address: 6 Circuit Lane, Reading, RG30 3HA

Proposal: Ground floor extension to house. Single storey side extension. New vehicular access to classified road (Amended Description).

Applicant: Reading Borough Council

Date validated: 11/08/2021

Target Date: 06/10/2021

Extended target date: 05/11/2021

RECOMMENDATION

GRANT Planning Permission subject to conditions and informatives

Conditions to include

1. Time Limit (Standard)
2. Approved plans
3. Materials - to match
4. Obs glazing
5. Ancillary Domestic Use

Informatives to include:

1. Terms and conditions
2. Positive and Proactive
3. Building Regulations
4. Encroachment
5. Access construction

1. INTRODUCTION

- 1.1 6 Circuit Lane is a 3 bedroom end of terrace property. The application is being reported to your meeting as the property is Council owned and the application has been submitted by the Council's Property Services team.



Site Location Plan

2. PROPOSALS

- 2.1 The proposed development is for a single store side extension and to include a widening of the existing vehicle access. The side extension would be accessed internally via the hallway to the existing dwelling, and externally via the driveway.
- 2.2 The proposal site has been identified by RBC Property Services as a potentially suitable house for a single storey extension, providing accessible accommodation for a disabled tenant with another family member of the disabled tenant occupying the main house.

3. PLANS AND DOCUMENTS CONSIDERED:

The following plans and documents were submitted on 11th August 2021:

- Elevations as Existing - CIR-E1
- Elevations as Proposed - CIR-E2
- Existing Ground Floor Plan - CIR-EP1
- Proposed Ground Floor Plan - CIR-SK5
- Site Plan as Existing - CIR-SP1
- Site Plan as Proposed - CIR-SP2

The following plan was submitted on 24th August 2021:

- Proposed Ground Floor Plan - CIR-DR1

The following document was submitted on 7th September 2021:

- 6 Circuit Lane, Reading - proposed extension and alterations Planning Statement

The following plan was submitted on 24th August 2021:

- Freehold Plan - 6 Circuit Lane

The following plans and documents were submitted on 14th October 2021:

- Existing Ground Floor Plan - CIR-EP1A
- Proposed Ground Floor Plan - CIR-SK5A
- Site Plan as Existing - CIR-SP1A
- Site Plan as Proposed - CIR-SP2A

4. PLANNING HISTORY

None relevant to this application.

5. CONSULTATIONS

Public consultation

- 5.1 The following neighbouring owners and occupiers were consulted by letter:

4 Circuit Lane, Reading, RG30 3HA - No response received.
8 Circuit Lane, Reading, RG30 3HA - No response received.
48 Gainsborough Road, Reading, RG30 3BZ - No response received.
50 Gainsborough Road, Reading, RG30 3BZ - No response received.

A site notice was erected on 27/08/2021 for a period to 21 days, expiring on 17/09/2021.

No responses have been received at the time of writing.

Internal Consultations

- 5.2 A consultation response from the Reading Borough Council Transport Team was received on 08/09/2021. The response stated that there is currently no off-road parking associated with the property and no dropped crossing. One parking space is being proposed, therefore, a new dropped crossing will need to be created which will result in partial loss of the grass verge. Given that this will result in car being removed from the public highway this would be deemed acceptable.

There are no Transport objections to this application.

6. LEGAL AND PLANNING POLICY CONTEXT

- 6.1 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. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'.

- 6.2 The application has been assessed against the following policies:

National Planning Policy Framework (2021)

Reading Borough Council Local Plan (Adopted November 2019)

CC7 Design and the Public Realm

CC8 Safeguarding Amenity

H9 House Extensions and Ancillary Accommodation

H10 Private and Communal Outdoor Space

TR3 Access, Traffic and Highway-Related Matters

TR5 Car and Cycle Parking and Electric Vehicle Charging

Design Guide to House Extensions SPD (Adopted March 2021)

Revised Parking Standards and Design SPD (2011)

7. APPRAISAL

- 7.1 The main issues are considered to be:

- i) Principle of development
- ii) Design
- iii) Safeguarding Amenity
- iv) Transport

i) Principle of development

7.2 The proposal to extend this house to the side is acceptable in principle.

ii) Design

7.3 The following adopted policies and guidance have been used to assess the design and layout of the extension - CC7 (Design and the Public Realm), CC8 (Safeguarding amenity) and H9 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) and the Design Guide to House Extensions SPD (March 2021).

7.4 Flat roof extensions are considered characteristic of other similar developments within the surrounding area. The proposed flat roof is considered acceptable in this instance as it minimises the size and scale of the proposed development and its impact on the street scene. 6 Circuit Lane is set down from the highway, so the prominence of the extensions on the street scene would be reduced.

7.5 The materials have been specified on the application form and plans to match the existing dwelling throughout. This includes facing brickwork and white uPVC windows to match the existing dwelling. The membrane proposed to the flat roof is considered appropriate as it would appear similar to the roof of the garage at number 4, and the roof of the existing porch at number 6.

7.6 The width of the proposed side extension in relation to the main house means the proposed extension is not entirely in line with Policies H9 of the Reading Borough Local Plan and guidance on side extensions within the Design Guide to House Extensions SPD in achieving a proportionate or subservient design.

7.7 Increasing the setback and reducing the width of the proposed side extension was suggested to the applicant. The applicant explained that a setback would not be achievable as the proposed internal link to the main house via the hallway from the side extension would be lost. The existing internal doorways are to be widened and relocated to accommodate a wheelchair and to provide a straight line from side extension to the living room via the hallway. An alternative design was considered, which featured a staggered setback to the side extension which maintained the internal link, however, this design was considered to not be an improvement over the initial design.

7.8 Further justification for the proposed width of the extension has been provided as the room is to accommodate a specialist bed with space required on either side. Also, adequate space and turning circles are required to accommodate a wide wheelchair.

7.9 In design, the proposed side extension might appear as if it were a converted garage or not that much different to an extension constructed using permitted development criteria. Therefore, in this specific context, given the justification for the design decisions the proposed side extension is found on balance to be acceptable.

7.10 Should approval be granted, owing to the size and proposed layout, it is considered necessary and in accordance with Policy H9 of the Reading Borough Local Plan in this instance to condition that the extension remains as ancillary to 6 Circuit Lane. This is to prevent the proposed extension from becoming a self-contained dwelling through internal alterations at some time

in the future, which might detract from the amenities or living conditions of neighbouring residential properties

iii) Safeguarding Amenity

- 7.11 The proposed development is not considered to harm the living conditions at 4 Circuit Lane. It is acknowledged that the side wall of the proposed extension extends 4m beyond the front elevation of the existing garage at number 4, however, there is a sufficient distance from the proposed extension and openings serving habitable rooms at number 4 for there not to be concerns relating to harmful loss of light, harm to outlook or overbearing development. The rear extension aspect of this development would be obscured from view to the rear of number 4 by the existing garage to the side boundary.
- 7.12 Window openings are proposed to the side and rear of the side extension serving the bathroom. Therefore, it is considered necessary to condition this opening to be obscure glazed and top openable from a height of 1.7m from finished floor level, should approval be granted. This is to safeguard the amenities of the occupant from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan 2019.
- 7.13 The proposed development is considered to be in accordance with CC8 as it provides living conditions and amenities that meet the requirements of a disabled individual. Modifying 6 Circuit Lane in this way would also meet the needs of future occupants. Officers in Housing Needs team have confirmed that having such a property within Reading would be beneficial for housing individuals with similar requirements.
- 7.14 Overall, the proposed extension and alterations are not considered to harm the living conditions to neighbouring properties or the surrounding area. With the extensions considered to enhance the living conditions for current and future occupants. Therefore, the proposed development is considered in accordance with Policies CC7 and CC8 of the Reading Borough Local Plan.
- 7.15 In accordance with Policy H10 of the Reading Borough Local Plan; the proposed extensions will not represent an unacceptable loss in private outdoor space. The footprint of the extensions will allow for an appropriate amount of private outdoor space in the rear garden. A small patio area is proposed to the rear of the side extension which is not considered to result in a harmful loss of soft landscaping and does not require planning permission.

iv) Transport

- 7.18 There is currently a driveway on site, however, there is no crossing or dropped kerb to provide access to it. This application proposes a driveway access which would need removal of part of the grass highway verge.
- 7.19 The works to the driveway, which consist of replacing grassed and concrete areas of the existing driveway with permeable block paving, are considered appropriate in this instance. The existing grass area to be removed is provides little value to the overall amenity of the main house and the surrounding area. The removal of the hedge to the front of the driveway is considered acceptable. The grass area to the front of the main house is to be retained.
- 7.20 The Reading Borough Council Transport Team were consulted on this application due to the proposed widening of an existing driveway access onto

a classified road, including the removal of highway verge. It was confirmed that planning permission is not required for the crossing and dropped kerb as it would be continuing the dropped kerb from number 4, despite Circuit Lane being a classified road.

- 7.21 The loss of the grass highway verge to allow for the proposed driveway access is acceptable in this instance as the access would facilitate one parking space and remove a car parking space from the public highway. The proposed driveway access is considered to comply with adopted Policies TR3 and TR5.

8. Equality

- 8.1 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 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. The proposal is specifically to address the needs of a disabled person.

9. CONCLUSION

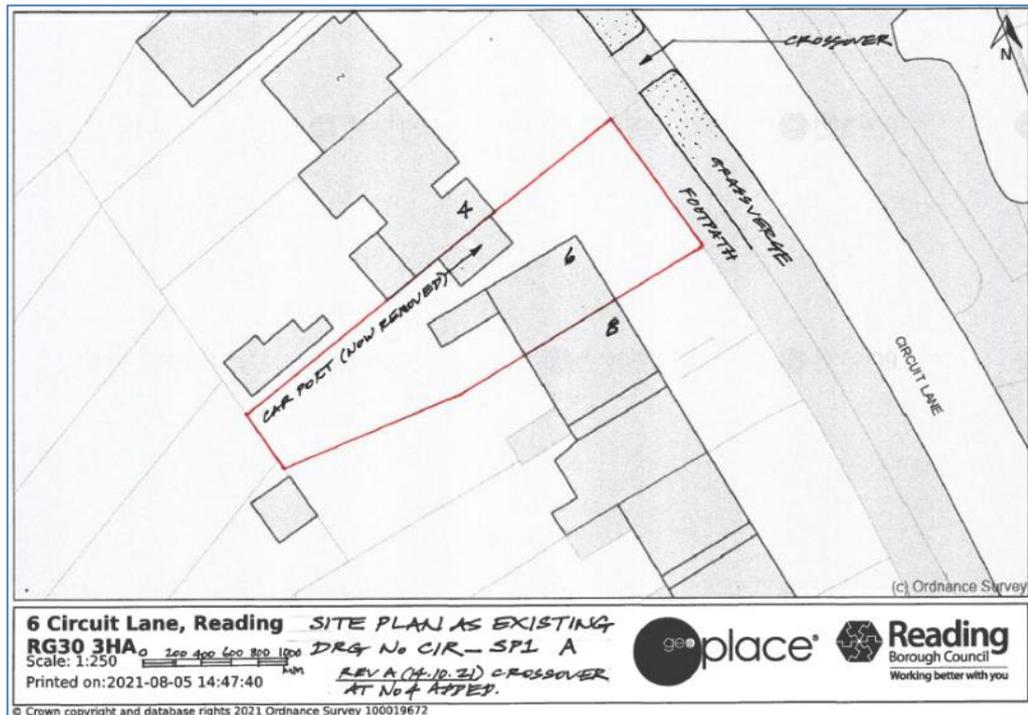
- 9.1 Appropriate justification has been provided for the design decisions, with the needs of the prospective tenant very much at the forefront of the design. In this specific instance the design of the extensions is not considered harmful and any shortfalls when assessed against Policy H9 are outweighed by the wider inherent benefits. Therefore, on balance, officers recommend that planning permission should be granted with conditions as set out above.

Case Officer: David Brett

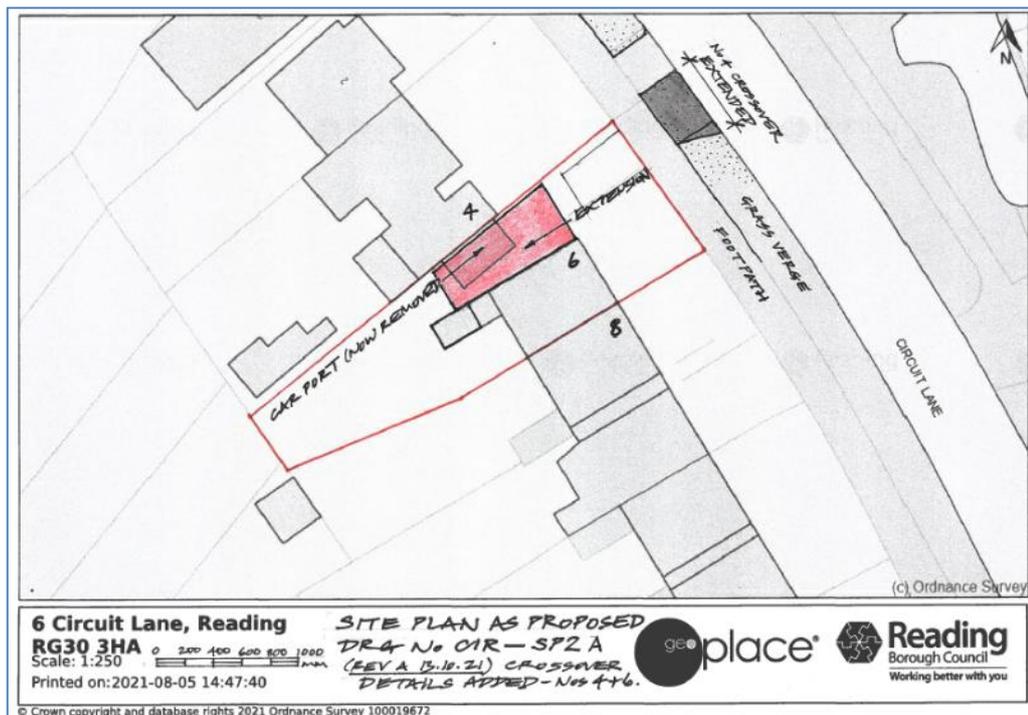
Site Photos taken by Case Officer on 02/09/2021.



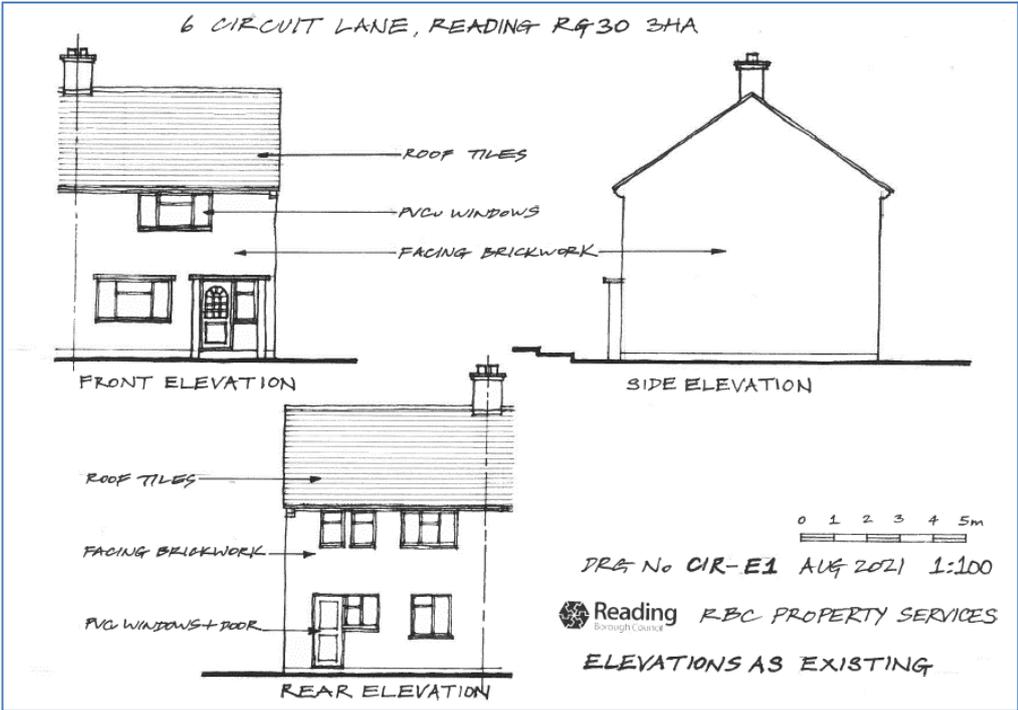
Appendix 1: Plans



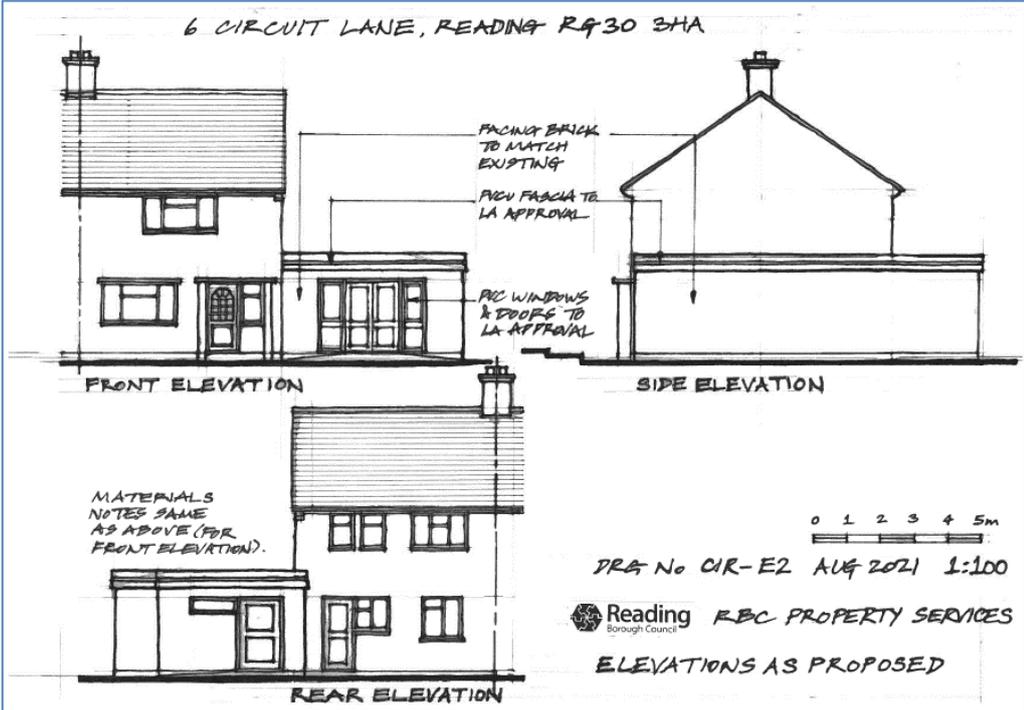
Existing Site Plan



Proposed Block Plan



Existing Elevations



Proposed Elevations