

COMMITTEE REPORT

**BY THE DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 26th June 2019**

Ward: Norcot

App No.: 190357/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: 28th February 2019

Extended deadline: 28th June 2019

Planning Guarantee 26 week target: 29th August 2019

RECOMMENDATION

GRANT Planning Permission subject to conditions and informatives

CONDITIONS TO INCLUDE:

- 1) Standard Time Limit
- 2) Approved Plans
- 3) Matching Materials
- 4) Vehicle parking spaces to be provided prior to occupation and retained
- 5) Vehicle access to be constructed prior to occupation.
- 6) 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.
- 7) 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.

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 for committee decision by the Ward Councillor, Councillor Lovelock, due to amenity concerns raised by neighbours.



2.0 PROPOSAL AND SUPPORTING INFORMATION

- 2.1 The scheme comprises a two storey side extension and a part two storey and single storey rear extension, loft conversion and canopy porch.

The proposal would result in the demolition of the existing garage, and also the changing of the front garden to parking area with a new dropped kerb.

- The canopy porch would measure 2.1m wide by 1.0m deep
- The two storey side extension would be 3.1m wide, set down from the main roof by 0.3m and set back at first floor by 0.85m. It would extend for 12.5m in depth, 4.5m of which would project beyond the existing rear building line of the host dwelling.
- The single storey rear extension would be 3.4m wide by 4.5m deep at a maximum height of 3.6m.
- Windows - there would be two front facing rooflights, one ground floor side facing window, and first floor bathroom window. To the rear ground floor doors and window, 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:

Received 1st March 2019 (unless otherwise stated):

- Location Plan, received 6th March 2019
- Site/ Block Plan - Drawing no: MZ10
- Existing Ground Floor Layout - Drawing no: MZ11
- Existing First Floor Layout - Drawing no: MZ12
- Existing Elevations - Drawing no: MZ13
- Existing Elevations Survey - Drawing no:130
- Proposed Ground Floor Layout - Drawing no: MZ14
- Proposed First Floor Layout - Drawing no: MZ15
- Proposed Second Floor Layout - Drawing no: MZ16
- Proposed Elevations - Drawing no: MZ17

Other Document received 8th April 2019:

- Bat Survey, report ref: A1133.001 *Issue 1*, prepared by Crossman Associates

Amended plans received:

- Site/ Block Plan - Drawing no: MZ10 Rev B, received 1st April 2019
- Proposed Ground Floor Layout - Drawing no: MZ14 Rev A, received 23rd May 2019
- Site/ Block Plan - Drawing no: MZ10 Rev C, received 23rd May 2019
- Proposed First Floor Layout - Drawing no: MZ15 Rev A
- Proposed Elevations - Drawing no: MZ17 Rev C, received 25th May 2019

3.0 PLANNING HISTORY

6 Pegs Green Close - 150674 - Two storey side extension - Approved 29/6/15
7 Pegs Green Close - 141839 - Single storey side extension - Approved 23/4/15

4.0 CONSULTATIONS

(i) Statutory

4.1 None

(ii) Non-statutory

Ecology

4.2 Ecology requested a bat survey be undertaken.

Planning Officer note: A bat survey was provided. Following this Ecology provided the following further comments:

“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, there are no objections to this application on ecological grounds.”

RBC - Transport

- 4.3 Transport originally provided the following comments: “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.

In principal there are no Transport objections as alternative off road parking for 3 vehicles is being proposed, however it is not clear from google images if the boundary wall has already been removed and the existing kerb has been extended; Therefore clarification is required on this point.

Please note an extended dropped crossing cannot be within 1m of a lamp column, there is one present located outside the property. The lamp column should be illustrated on revised plans along with the proposed access.

Please ask the applicants agent to address the points above so that this application can be fully determined.”

Planning Officer note: An amended plan was provided and Transport confirmed that the revision would be acceptable from a transport perspective. Two conditions and an informative were recommended. However, a further amended plan has been requested to reduce the parking provision on the front to 2 no. spaces, which would meet car parking standards and would remove the requirement for the whole front boundary and front garden to be removed; responding to comments received from the public. This will be reported in an update.

(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. Six responses were received and are summarised as follows:

- The proposed two storey side extension will not be in keeping with the character of the area. Although single storey side extensions are common, two storey side extensions are not. There is one at no 6 Pegs Green Close, which has extenuating circumstances because it overlooks no other properties and it is a granny extension.
- The rear dormer will encroach on neighbouring privacy.
- The house is believed to be an HMO
- Overshadowing
- Subsidence is a common occurrence in the close.
Planning Officer note: This is not a planning matter.
- Parking
- The other properties in the close will be devalued.
Planning Officer note: This is not a planning matter
- Quality of life will be reduced.
- Only two notification letters were sent out, and the site notice was not displayed in a public location.

Planning Officer note: 6 letters of notification were sent out and a site notice was also displayed and it was relocated to an appropriate location after a complaint was received about its previous position.

- The area between the proposed lounge and dining room has not been identified.

Planning Officer note: This area is part of the lounge and looks split due to the line displaying the width measurement of this room.

- There is a very large oak tree on the site.

Planning Officer note: This is not near where the proposed development will occur.

- The dropped curb will have to be extended and a lamppost removed.
- Concerns over storage of materials and skips.
- The footprint of the extension must be 50% of the existing, unless extenuating circumstances. This proposed plan is 140%.

Planning Officer note: There is no requirement for an extension to be 50% of the existing. A scheme is considered on its own merits.

- No outside access to the rear, which is a safety hazard.

Planning Officer note: This would be no different to the situation of a terraced house.

- A Construction Management Plan should be required.

Planning Officer note: CMS is usually required for new houses not for house extensions.

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 Development Framework Core Strategy (2008, altered 2015)

Policy CS7 (Design and the Public Realm)

Policy CS24 (Car/Cycle Parking)

Policy CS36 (Biodiversity and Geology)

Policy CS38 (Trees, Hedges and Woodland)

Sites and Detailed Policies Document (2012, altered 2015)

Policy DM4 (Safeguarding Amenity)

Policy DM9 (House Extensions and Ancillary Accommodation)

Policy DM10 (Private and Communal Outdoor Space)

Policy DM12 (Access, Traffic and Highway-Related Matters)

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

6.1 Main considerations:

The main issues to be considered are:

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

(i) Design and Appearance

6.2 Policy DM9 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.

6.3 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 are capable of taking an extension of a longer depth. The proposed extension would be 4.5m in depth, part single and part two storey, with the two storey element sited at 3.6m from the shared boundary with no. 9, and 0.8m (at the furthest point) along the shared and splayed boundary with no. 8. Subject to satisfactorily meeting issues with regard to daylight and sunlight, addressed below, it is therefore, considered that the size would be acceptable in this instance.

6.4 The proposed rear dormer would be modest in scale with a pitched roof which would comply with guidance in that it 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.

6.5 There are existing side extensions within the immediate area, albeit the majority are single storey, except for that at 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. Whilst the proposed extensions, do substantially increase the size of the property, it has been designed in a way which ensures the extended elements are subservient to the host dwellinghouse. It has been set in slightly from the shared boundary with no. 8, 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 0.3m lower than the original ridge. It would

also be set back at first floor level to the front. It is therefore, considered to comply with policy and supporting guidance.

- 6.6 The proposed porch canopy would be slightly higher than what would allowable under permitted development, so would therefore not be excessive in terms of height and depth. It would have a design, with pitched roof and materials, which would reflect the host dwelling and it is not considered that that element would have a detrimental impact on the appearance of the street or the surrounding area, and is therefore considered acceptable.
- 6.7 The proposal includes the removal of the front boundary and garden to create a parking area, because the proposal would result in the loss of the side drive and garage. The loss of this does need to be weighed against the impact of on-road parking which would result if it were not included and in the context that these works could be undertaken under permitted development rights. It is considered that providing satisfactory off-road parking would be an important aspect of this extension proposal, and the loss of the garden and front boundary would not be so significantly detrimental to the character and appearance of the street to warrant refusal on this basis.
- 6.8 An objector raised concerns over an existing large oak tree, but no trees are proposed to be removed as a result of the development and the development would not be near any trees, which are located at the rear of plots.
- 6.9 The proposed design would reflect the existing dwelling with respect to materials, roof pitch, and fenestration details.
- 6.10 It is not considered that the extensions would detrimentally detract from the appearance of the host dwelling.

(ii) Residential Amenity

- 6.11 Policy DM4: Safeguarding Amenity states that 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.
- 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 The rear single storey extension, which would be up to the boundary with no, 9, although slightly deeper than 4m, as discussed above, would have a partially flat and partially mono-pitched roof, and would therefore reduce form 3.6m down to 2.6m along its depth, which would minimise any effect with respect to no. 9.

- 6.14 In terms of the two storey extension's relationship to no. 8, although the proposal would be close to the boundary, due to the siting of the properties they are splaying away from each other. It is therefore considered that there would be no overshadowing concerns as a result of the proposed development.
- 6.15 With regard to windows there is one proposed side facing first floor window, which would be for a bathroom and a condition is recommended requiring this to be obscure glazed. A small rear dormer is proposed, which will serve a children's 'den' (playroom). It is not considered that there would be any further overlooking as a result of this dormer than already exists from existing rear facing first floor windows.
- 6.16 Policy DM10 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 garden space remaining which would accord with the requirements of the Policy.

(iii) Parking

- 6.17 The overall off road parking shown is for 3 no. spaces. This complies and exceeds parking standards and Transport has no objection to the proposed scheme subject to conditions and an informative.

(iv) 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.

(v) 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, for which separate permission is not required, as although the C3 Dwellings and C4 Small HMOs are in separate Use Classes, the change between the two is 'permitted development'. 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.

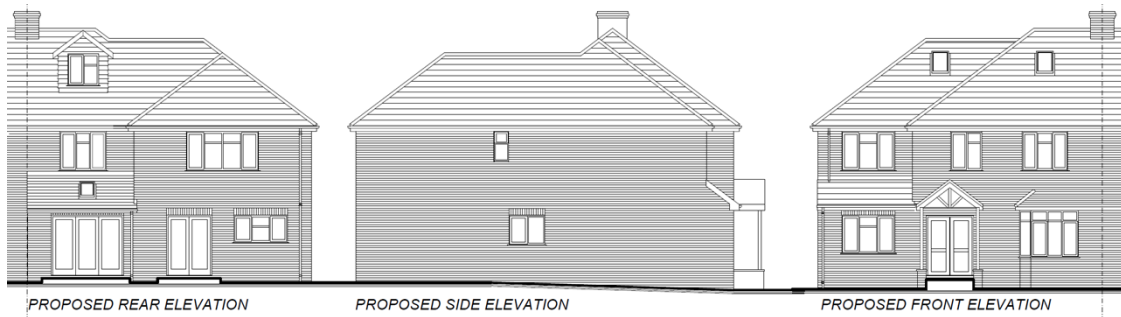
6.22 In terms of the key equalities protected characteristics, it is considered there would be no significant adverse impacts as a result of the development.

7.0 CONCLUSION

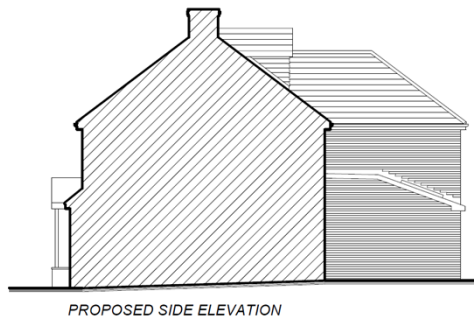
7.1 The proposed development would not be harmful to the character or appearance of the site or its surroundings and would not have a detrimental impact on the appearance of the original building or neighbouring properties or amenity. It is considered that the proposal would not cause a significant detrimental 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



1 0 1 2 3 4 5 6 7 8 9 10
SCALE BAR 1:100



REV.C. REMAINING SIDE ELEVATION ADDED AT 25th MAY 2019
PLANNING OFFICERS REQUEST
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

RFD
RFD

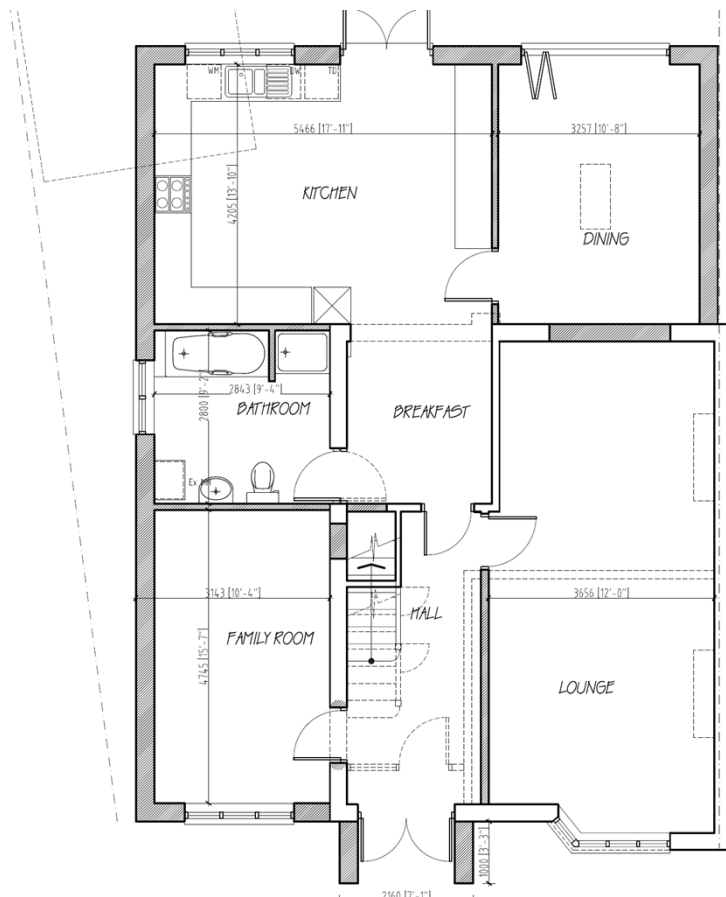
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PROPOSED TWO STOREY SIDE/REAR EXTENSION AND SINGLE STOREY FRONT AND REAR EXTENSIONS, LOFT CONVERSION WITH NEW DORMER WINDOW AND TWO VELUX WINDOWS TO 10 PEGS GREEN CLOSE, READING BERKSHIRE for MRS AISHAN AKHTAR

PROPOSED ELEVATIONS

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



NOTE
ALL MATERIALS INTENDED TO BE USED ON NEW EXTENSION 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

RFD
RFD

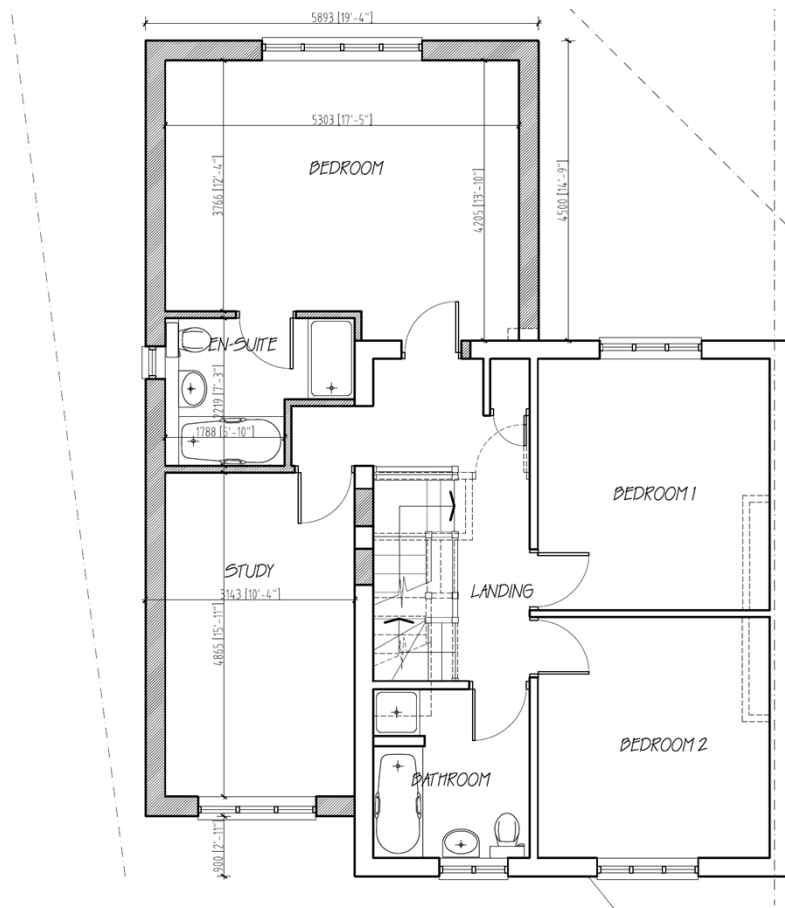
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PROPOSED TWO STOREY SIDE/REAR EXTENSION AND SINGLE STOREY FRONT AND REAR EXTENSIONS, LOFT CONVERSION WITH NEW DORMER WINDOW AND TWO VELUX WINDOWS TO 10 PEGS GREEN CLOSE, READING BERKSHIRE for MRS AISHAN AKHTAR

PROPOSED GROUND FLOOR LAYOUT

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



NOTE
ALL MATERIALS INTENDED TO BE USED ON
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THE BENEFIT OF AN ACCURATE SITE SURVEY
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AND LAYOUTS ARE INDICATIVE ONLY

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

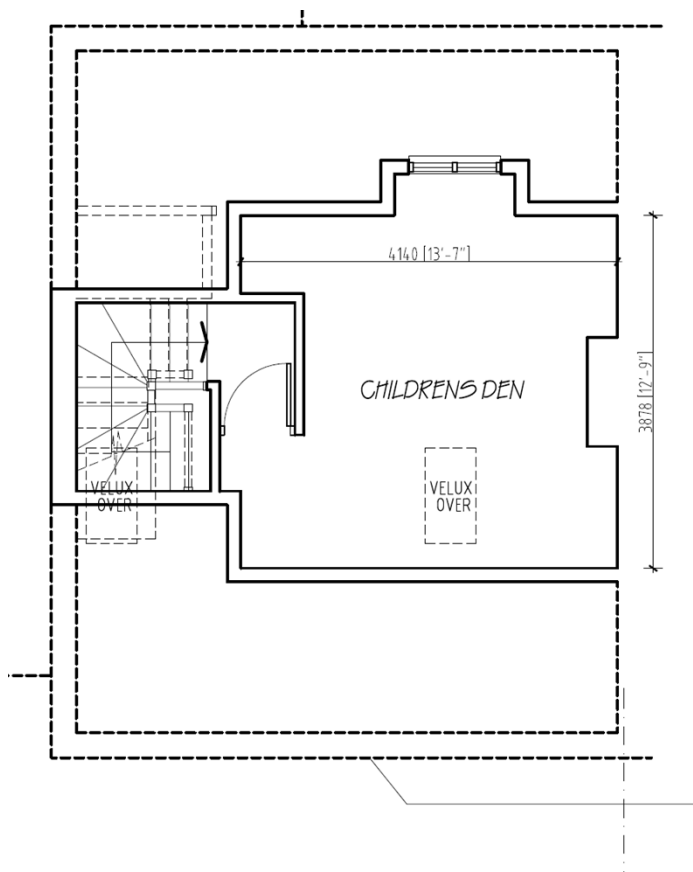
RFD

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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



RFD

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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	

