

Agenda Item 31.

Development Management Ref No 161595
No weeks on day of committee 7/8
Parish Earley
Ward Hawkedon

Listed by:

Applicants are
Borough
Councillors

Applicant Mrs Jorgensen C/O Sedgman Noble Architects
Location Planters Lodge, Cutbush Lane, Earley
Proposal Householder application for the proposed erection of a part two storey/
part first floor side extension to dwelling
Postcode RG6 4UU

Type Other Householder
PS Category 21
Officer Pooja Kumar

FOR CONSIDERATION BY Planning Committee on 20th July 2016
REPORT PREPARED BY Head of Development Management and Regulatory Services

SUMMARY

The application site is within a major development location in the settlement of Earley which is a residential suburb. The original building was constructed in the 1880's and has a white render and timber beam external finish. The host dwelling is well screened along all of its boundaries with a mix of 1.8 metre close boarded fencing and mature trees and hedges.

The application is for two storey residential extensions to the north-east of the dwelling which would infill the area between the dwelling and the detached garage and, extends the length of the dwelling. The proposal includes the relocation of the existing front porch and associated internal alterations. The number of parking spaces available on the driveway would remain unaltered and would still accord with the Councils parking standards.

The proposed development would be appropriate in terms of its size, scale and design and would relate well to the existing dwelling. Due to the natural screening along the site's front boundary and the location of the proposed development, the extension would largely be screened from public vantage points and would not detrimentally alter the street scene. The proposed development would not detract from the character of the original dwelling and is considered to be acceptable subject to the use of appropriate conditions; and therefore is recommended for conditional approval.

PLANNING STATUS

- Major development location
- Sand and gravel extraction

RECOMMENDATION

That the committee authorise the GRANT OF PLANNING PERMISSION subject to the following:

A. Conditions and informatives:

1. The development hereby permitted shall be begun before the expiration of three

years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. This permission is in respect of the submitted application plans and drawings numbered PLJ/01; PLJ/02; PLJ/03; PLJ/04; PLJ/05PLJ/06; PLJ/07 AND; PLJ/08 received by the local planning authority on 31/05/2016. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of a similar appearance to those used in the existing building unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the external appearance of the building is satisfactory.

Relevant policy: Core Strategy policies CP1 and CP3.

4. Those windows shown on the approved drawings as having obscured glazing in part or full shall be so-fitted and shall be permanently so-retained. The window shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the finished floor level of the room in which the window is installed and shall be permanently so-retained.

Reason: To safeguard the residential amenities of neighbouring properties.

Relevant policy: Core Strategy policy CP3.

5. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no additional windows or similar openings shall be constructed in the first floor level or above in the north-east (side) elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Reason: To safeguard the residential amenities of neighbouring properties.

Relevant policy: Core Strategy policy CP3.

Informatives

1. Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant or the Council's ecologist contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.
1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

PLANNING HISTORY	
10692	Two storey extension conditionally approved on 4 th May 1979
11499	Extension to existing stable block conditionally approved on 25 th October 1979
16389	Outline application for bungalow and garage conditionally approved on 22 nd October 1981
17494	Outline application for 4 detached houses and access road conditionally approved on 3 rd June 1982
18939	Four detached houses and garages (land adjacent) conditionally approved on 31 st March 1983
19411	Erection of detached double garage conditionally approved on 2 nd June 1983
F2003/0730	Two storey rear garden room conditionally approved on 28 th January 20014

SUMMARY INFORMATION	
Site Area	0.091 hectares
Existing & Proposed Use	C3 – Residential
Change in Parking Spaces	None

CONSULTATION RESPONSES	
Highways	No objection
Biodiversity	No objection subject to informative
Earley Town Council	No comments
Local Members	No comments received

REPRESENTATIONS	
<ul style="list-style-type: none"> • No comments received • The consultation period ends on 07/07/2016 any subsequent representations will be reported at planning committee 	

APPLICANTS POINTS	
<ul style="list-style-type: none"> • None 	

PLANNING POLICY		
National Policy	NPPF	National Planning Policy Framework
Adopted Core Strategy DPD 2010	CP1	Sustainable Development
	CP3	General Principles for Development
	CP6	Managing Travel Demand
	CP7	Biodiversity
Adopted Managing Development Delivery Local Plan 2014	CC01	Presumption in Favour of Sustainable Development
	CC02	Development Limits
	CC03	Green Infrastructure, Trees and Landscaping
	CC07	Parking

	TB21	Landscape Character
Supplementary Planning Documents (SPD)	BDG	Borough Design Guide – Section 4

PLANNING ISSUES

Description of Development:

1. The scheme is for a part two, part single storey side extension to the north east elevation of the dwelling. The proposals include the relocation of the existing front porch with associated internal alterations.
2. The proposed 'L' shaped side extensions would infill the gap between the host dwelling and existing detached garage. The proposed extension can be divided into two elements; firstly a part single part two storey side extension and; the secondly a two storey side/rear extension.
3. The part single, part two storey side extension would project up to the common boundary with Holly Cottage to form part of the boundary treatment at ground floor level and would maintain a distance of between 0.6 and 2.2 metres from the same boundary (by virtue of the shape of the plot) at first floor. The extension would have a depth of 4.1 metres and would have a width of 6 metres from the side elevation of the dwelling.
4. The second element of the extension is the two storey side/rear extension which would partially extend off of the rear wall of the dwelling, and partially extend off the rear wall of the aforementioned two storey side extension. The extension would have a depth of 8.3 metres projecting into the private amenity area.
5. The ridge height of the proposed extension would be 6.4 metres, which is 0.5 metres less than the ridge of the host dwelling. The rear projection would have a gabled roof to match the roof of the existing rear extension along the same elevation. Along the front and rear elevations of the side extension there would be a small pitched roof dormer feature along the eaves to accommodate windows at first floor level.
6. The porch would be relocated along the front elevation in line with the proposed internal alterations. The proposed porch would be located a further 1.1 metres north from its existing position. The porch would be of the same size, scale and design as the existing porch.

Principle of Development:

7. The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.
8. The site is located within the Major Development Location of Earley, and as such the development should be acceptable providing that it complies with the principles stated in the Local Development Plan. Policy CP3 of the Core Strategy

states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high quality design without detriment to the amenities of adjoining land uses and occupiers.

9. The Borough Design Guide (SPD) sets out general design principles for residential alterations and extensions. Alterations and extensions, in accordance with R23 should; be well designed, respond positively to the original building, contribute positively to the local character and relate well to neighbouring properties.
10. The proposed extensions and alterations are considered to relate well to the existing built form in terms of design, size and scale. The extensions appear to be modest and would be well screened from public vantage points.

Character of the Area:

11. The host dwelling is a large detached dwelling set in a spacious plot which narrows at the middle. The property has the appearance of an attractive rural cottage but is not listed and is not identified as a building of traditional local character. The site is well screened with a mix of 1.8 metre high close boarded fencing and natural landscaping in the form of mature trees and hedges. Along the street scene the dwelling is visible from glimpses between gaps in the landscaping and the vehicular access onto the site. The original dwelling was built in the 1880's and at the time owned much of the land to the south-west of the site where there are currently four modern dwellings (approved under reference 18939). The dwelling has been altered and extended a number of times over the years; however the traditional timber features of the original dwelling have been maintained.
12. The local area more generally comprises of detached dwellings set in mixed sizes of plots, however generally the plots are linear shaped with very little gaps between buildings. There is a mixed character and style of dwellings along this part of Cutbush Lane. Although the site is within a major development location, by virtue of the dense landscaping to both sides of the road and lack of footpath, the area gives the appearance of a more rural setting.
13. As mentioned above, the Borough Design Guide SPD provides specific advice for residential extensions and alterations. The SPD emphasises that extensions should clearly be subservient to the form and scale of the original building and that the roof form of extensions should match that of the host dwelling. With side extensions such subservience is usually achieved by the ridge being set down from that of the main roof and the extension being set back 1 metre from the dwelling's frontage. Though the extension would not be set back from the frontage, the ridge height of the extension would be set 0.5 metres lower than the host dwelling. The lower ridge height creates a feeling of subservience which is further emphasised with the narrower width of the side extension in comparison to the original dwelling.
14. Due to the shape of the plot the first floor element of the side extension maintains a varied distance from the side boundary, ranging between 0.6 and 2.2 metres.

Although this does not wholly comply with the SPD's recommendations which requires a 1m gap, as the dwelling and its neighbour does not have a common building line and due to the set-back of the dwelling from the street scene and distance from the adjacent neighbour Holly Cottage, it is considered that the extension would not harmfully impact on the street scene or result in any terracing impact. Part of the ground floor element would be built up to the common boundary with Holly Cottage to form part of the boundary wall treatment. Though this would be below the 1 metre as recommended by the Borough Design Guide, this section of the extension would be wholly screened from public vantage points due its siting behind the existing double garage. Moreover, the extension would be located over 7 metres from the closest elevation of the neighbouring property and thus would not harmfully reduce the gap between the two buildings.

15. Given that the character of narrow gaps between buildings already exists in the street scene, it is considered that the proposed development would not result in any harm to the local character and street scene. The existing landscaping around the boundaries of the site is proposed to be retained and therefore from longer views the proposed development would not be visible.
16. The side extension would project to the rear, beyond the rear building line of the host dwelling. The Borough Design Guide recommends that rear extensions should not extend more than 4 metres to avoid any harm to the residential amenities of neighbours. The projection would be approximately 2.5 metres and would be located centrally within the plot. Although the extension would be of a two storey height, it would replicate the rear gable projection of the existing rear extension and balance the appearance of the rear elevation.
17. The relocation of the front porch is considered to be a modest alteration to the front elevation. As mentioned above, the dwelling is well screened from the street scene apart from the gap for the vehicular access and the alteration to the porch would centrally locate the porch which would not result in any detriment to the street scene or character of the host dwelling.
18. The extensions and alterations proposed would not be visible from public vantage points outside of the site. The extensions would be modest, subservient additions to the host dwelling which would not detract from the traditional character of the same. As such it is considered that the proposal would accord with policy CP3 of the Core Strategy and accord with the Borough Design Guide.

Residential Amenities:

19. Overlooking: The proposed extension would be adjacent to the common boundary with Holly Cottage. The proposal includes a first floor high level side window, which on plan PLJ/04 is illustrated as being a high level window and obscure glazed. It is considered that the proposed window, subject to being conditioned as obscure glazed would not result in any significant harm to the residential amenity of the adjacent neighbour. Moreover, a condition (condition 5) to ensure no additional first floor windows are inserted in the same elevation at first floor level and above is required to safeguard the amenities of adjacent neighbours. Subject to the use of appropriate conditions it is considered that the proposal would accord with policy CP3 in this respect.

20. **Loss of Light/Overbearing:** The host dwelling is located centrally within the plot and follows the staggered building line of the adjacent dwellings to the south-west of the application site. The rear elevation of Holly Cottage is approximately 4.5 metres in front of the front elevation of the host dwelling, and therefore it is considered that the extension would not result in any harmful loss of light to the adjacent site. The extension would be built closer to the common boundary with Holly Cottage but in relation to this neighbouring site, the extension would be to the rear of its amenity area and therefore would not have any overbearing impact. As such the proposal would accord with policy CP3 in this regard.

Highways:

21. **Parking:** Although the proposed development would result in an increase of the number of habitable rooms on site, the level of parking available on the driveway would remain unaltered and would accord with the Councils parking standards. As such the proposed development would accord with policy TB07 of the MDD Local Plan.

Amenity Area:

22. The Borough Design Guide SPD recommends that rear gardens should be approximately 11 metres in depth to be able to accommodate typical garden activities. The proposed extension would extend into the private amenity area of the application site; however the garden depth would remain in excess of 11 metres and would comply with the SPD.

Ecology:

23. Due to the distance of the site from bat foraging habitat it is considered unlikely that the proposed development would have any harm to the protected species of bats which may be accessing the site. WBC Ecology officer has requested an informative to be attached to planning permission if granted.

CONCLUSION

The application is considered to be acceptable as it would not harm the character of the host dwelling, nor result in detriment to the street scene. Due to the siting of the host dwelling centrally within its plot, the proposal would also not harm the residential amenities of adjacent neighbours. As such, the proposal is considered to accord with local and national planning policy and is therefore recommended for approval.

CONTACT DETAILS

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