

Agenda Item 21.

Application Number	Expiry Date	Parish	Ward
191126	15/07/2019	Woodley	South Lake North

Applicant	Mr M Joshi
Site Address	24 Campbell Road, Woodley, RG5 3NA
Proposal	Householder application for the proposed first floor side extension, conversion of existing garage to create habitable accommodation, two storey rear extension following the demolition of existing single storey rear, plus changes to fenestration and internal alterations.
Type	Householder
PS Category	21
Officer	Adriana Gonzalez
Reason for determination by committee	<p>The application has been listed by Borough Councillor Blumenthal on the following grounds:</p> <ul style="list-style-type: none"> - Loss of privacy upon dwellings nos. 22 and 26 - Loss of light upon dwellings nos. 22 and 26 - Highways safety and parking provision; insufficient driveway parking so cars will have to park on the road which will exacerbate the parking problems around the Primary school. - Proposed building looks as if there is less than 1 metre to the boundary of 22 Campbell Road. - Noise from ongoing works if proposal granted planning permission

FOR CONSIDERATION BY	Planning Committee on Wednesday, 10 July 2019
REPORT PREPARED BY	Assistant Director – Place

SUMMARY
<p>The application is before Committee as it has been listed by the Borough Councillor for Woodley area.</p> <p>The application site comprises a two storey detached dwelling linked to no. 22 Campbell Road via an attached garage. The proposal is for the erection of a part single, part two storey rear extension, a first floor side extension over the existing garage, as well as the conversion of the garage to create habitable accommodation to dwelling.</p> <p>The application is a resubmission of a very similar scheme, which has been recently refused under planning reference 190530.</p> <p>The first reason for refusal related to the failure of the proposal in being set back from main building line, in conjunction with the lack of a window on the front elevation of the side extension. These have been addressed in the current scheme, by including a window at first floor in the front elevation of the side extension, as well as setting back the extension from the main building line.</p> <p>The second reason for refusal related to the lack of off-street parking spaces within the curtilage of the dwelling, which would significantly affect the area in terms of highway safety, especially due to the close proximity of the application site to the South Lake Primary School. The submitted plans for the current scheme show 3no. car parking</p>

spaces to be located in the front garden of the property, in accordance with the Council's Parking Standards.

The report concludes that the current scheme is considered to overcome the previous reasons for refusal. No part of the development would have a harmful impact on the character of the area, amenity of neighbouring occupiers, highway safety, the amenity of future occupiers or existing landscaping. It is recommended that this application is approved as it would accord with the NPPF and Wokingham Development Plan Policies.

PLANNING STATUS

- Major Development Location – Woodley
- Tree Preservation Order – TPO 3/1951

RECOMMENDATION

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

Conditions:

1. Timescale

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. Approved Plans

This permission is in respect of the submitted application plans and drawings numbered 03919-01; 03919-02; 03919-03; 03919-04; 03919-05; 03919-06 & 03919-07 received by the local planning authority on 23/04/2019, and revised plan numbered 03919-05-A received by the local Planning Authority on 07/06/2019. 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. External Materials

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 other minor variations are agreed in writing after the date of this permission and before implementation with 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. Parking to be Provided

No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking space has been provided in accordance with the approved plans. The vehicle parking space shall be permanently maintained and remain available for the parking of vehicles at all times.

Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

5. Access Surfacing

No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 5 metres measured from the carriageway edge.

Reason: To avoid spillage of loose material onto the highway, in the interests of road safety. Relevant policy: Core Strategy policy CP6.

6. Dropped Kerb Widening

The development shall not be occupied until the vehicular access from the highway has been increased to a width of circa 5 metres (this work will need separate authorisation by the Borough's highway section – see informative below).

Reason: To allow vehicular access to off-street parking spaces without causing damage to the footway and kerb, and to avoid undue delay in vehicles leaving the highway in the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

7. Obscure Glazing

The bathroom window at first floor in the west side elevation of the development hereby permitted shall be fitted with obscured glass 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.

8. Restriction of Permitted Development Rights - Windows

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 east side and west side elevations of the development 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. The Head of Highways at the Council Offices, Shute End, Wokingham [0118 9746000] should be contacted for the approval of the access construction details before any work is carried out within the highway (including verges and footways). This planning permission does **NOT** authorise the construction of such an access or works.

2. There are trees located fairly close to the proposed extension. In order to protect and retain the trees, in accordance with policy CC03 of the MDD Local Plan, the area beneath

the furthest extent of the dripline of the canopy should be protected by a fence for the duration of the construction works, in order to protect the amenity and the area beneath the canopy from effects of construction such as storage of materials and chemicals.

3. 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. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

- amended plans being submitted by the applicant to overcome concerns relating to impact on neighbouring amenities

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

PLANNING HISTORY

Application Number	Proposal	Decision
190530	Erection of a second storey side and two storey rear extension, to include the conversion of the garage to create habitable accommodation, with changes to fenestrations and internal alterations.	Refused – 05/04/2019

SUMMARY INFORMATION

For Residential

Site Area	384.5sqm
Existing parking spaces	3 (2 on site and 1 in the garage)
Proposed parking spaces	3 (on site)

CONSULTATION RESPONSES

WBC Biodiversity	No comments received
WBC Highways	No objections. Recommended approval with conditions
WBC Trees and Landscape	No objections. Recommended approval with an Informative

REPRESENTATIONS

Town/Parish Council: No comments

Local Members: One letter of objection from Councillor Blumenthal on the following grounds:

- Loss of privacy upon dwellings nos. 22 and 26
- Loss of light upon dwellings nos. 22 and 26
- Highways safety and parking provision; insufficient driveway parking so cars will have to park on the road which will exacerbate the parking problems around the Primary school.
- Proposed building looks as if there is less than 1 metre to the boundary of 22 Campbell Road.
- Noise from ongoing works if proposal granted planning permission

Neighbours: Three letters of objection received from the occupants of nos. 22, 26 & 28 Campbell Road on the following grounds:

- Changes to proposed scheme do not overcome reasons for previous refusal
- Parking – no provision for alterations to the existing driveway parking and no application submitted for dropped kerb widening
- Overbearing, from our kitchen wall we will be faced with a brick wall
- Inappropriate design not in keeping with the existing properties in the locality
- Loss of light upon our east facing kitchen door
- Loss of privacy from proposed first floor window on west flank elevation
- Asbestos present in these houses; disturbance can cause serious risk to health
- First floor side extension overbearing
- Overdevelopment of the site
- Detriment to the character of the street scene and area
- Terracing effect with unacceptable loss of visual gap between properties
- Ground floor rear extension less than 1 metre from side boundary, contrary to the Borough Design Guide
- Proposed rear extension will build over existing manhole cover with no provision made for access; this could create problems for nearby properties
- Noise from construction works

(Officer's note: the impact upon the character of the area, upon neighbouring private residential amenities, and highways safety and parking provision will be addressed below in relevant section of this report.

In regards to the potential noise, since this application is for a minor householder extension, it is not considered likely the noise will be to the extent of causing significant disruption to neighbouring properties during regular working hours. Should this not be the case, then this would be a matter for the developer to resolve with the Environmental Health Authority.

In regards to the potential presence of asbestos, this is not regulated by Planning Act, so it is not a material consideration in planning. Nonetheless, should this application recommended for approval, any concern in this respect would be a matter for the developer to resolve with the Environmental Health Authority)

APPLICANTS POINTS

- The application would have an acceptable impact on the character of the area and on neighbouring properties.

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
	CP9	Scale and Location of Development Proposals
Adopted Managing Development Delivery Local Plan 2014	CC01	Presumption in Favour of Sustainable Development
	CC02	Development Limits

	CC03	Green Infrastructure, Trees and Landscaping
	CC04	Sustainable Design and Construction
	CC07	Parking
	TB21	Landscape Character
Supplementary Planning Documents (SPD)	BDG	Borough Design Guide – Section 4

PLANNING ISSUES

Description of Development:

1. The proposal is for the erection of a part single, part two storey rear extension, a first floor side extension over the existing garage, as well as the conversion of the garage to create habitable accommodation to dwelling. In summary:
 - i. The part single, part two storey rear extension would project 3.3 metres from the rear elevation. At single storey, it would be flat roofed with maximum height of 2.9 metres whilst at two storey, it would have a double gabled roof of maximum height of 6.4 metres. Combined length would be approximately 8.8 metres.
 - ii. The first floor side extension would project 1.4 metres from the east flank with a gabled style roof of maximum height of 6.1 metres that would be 0.7 metres lower than the ridge of the host dwelling. Total length would be 7.3 metres.
 - iii. The garage conversion would include replacement of the existing garage door with brickwork and a window in front elevation.
2. It should be noted that this planning application is a resubmission of a similar scheme, which was recently refused under planning reference 190530.

Principle of Development:

3. 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.
4. The site is located within major settlement limits and as such, the development should be acceptable providing that it complies with the principles stated in the Core Strategy. 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.

Character of the Area:

5. The application property is a two storey detached dwelling linked only to no. 22 via an attached garage (Picture 1). Sited within a residential setting with the exception of South Lake Primary School to the south, this section of Campbell Road (in close proximity particularly to the north) is of a relatively balanced character with evident

similarities in the design and appearance from no. 10 through to the application site no. 24; materials noted to vary. The site visit confirmed that there is an established building line shared between no. 18 to no. 24 whilst in the wider proximity no evident building line is considered to prevail. In addition, properties maintain good physical and visual separation from each other, which makes a positive contribution to the openness of the street scene.



Picture 1: Application site and its neighbouring property no. 22 Campbell Road

6. The proposed first floor extension would be the main element viewable from the street scene, though parts of the proposed two storey side and rear extension would be visible when travelling west along Campbell Road. The application site sits forward of no. 26, and the existing public footpath running next to no. 24 contributes even more to the generous gap between these properties.
7. The Borough Design Guide (SPD) advises that extensions and alterations should respond positively to the context, maintaining or enhancing the street scene and local character. The guide also states that side extensions in particular should be clearly subservient to the host dwelling. As per the SPD, “side extensions should be set back from the building line by at least 1 metre, preferably with a lower roof line and should be at least 1 metre from the plot boundary.”
8. The previous scheme was refused due to its failure of being set back from main building line, in conjunction with the lack of a window on the front elevation of the side extension. With the current proposal, this reason for refusal has been overcome, as the proposed first floor side extension has been set back from main building line by approximately 0.34 metres, and a window has been inserted in the front elevation of the proposed side extension. Whilst it is acknowledged that this set back is less than the minimum 1 metre recommended in the Borough Design Guide (this was raised as an objection from neighbours), it is considered that due to the fact that the proposed first floor side extension would be set down from the main ridge height and separated by 1 metre from the virtual boundary line at first floor level, all these elements combined with the insertion of the window would make provision for a balanced first floor side extension, which would appear subservient to the form and scale of the original dwelling and in keeping with the overall appearance of the street scene.

9. It should be noted that, whilst every planning application must be assessed on its own merits and against its particular context, in this specific case it is of significant relevance the similarities the proposed scheme has with the planning permission granted to property no. 20 Campbell Road (Picture 2) for extensions to the main house (Planning Reference 150230). Moreover, the site visit confirmed that there are other first floor side extensions on properties along Campbell Road – including nos. 65 and 28) (Picture 3). It follows that the proposed first floor side extension at no. 24 would not introduce an alien design element to the street scene, but would contribute to the character of the surrounding area.



Picture 2: Approved extension at property no. 20 Campbell Road under planning permission 150230



Picture 3: Existing first floor side extensions at properties nos. 65 and 28 Campbell Road

10. In accordance with the Borough Design Guide, rear extensions should not project more than 4 metres from rear wall where they are sited close to a boundary. In this respect, the projection of the proposed rear addition would comply with the aforementioned guidance, and the part of the proposed two storey extension that would be visible from the public realm would be set down from main roof ridge line, separated from the west side boundary and with a double gabled roof of similar design to that of the host dwelling, in accordance with the Borough Design Guide. As such, it is a sympathetic addition which would not have a detrimental impact upon the character and appearance of the main building or local area.

11. The proposed conversion of the existing garage would include the replacement of the existing garage door with brickwork and a window which would be of similar design to the existing windows in front elevation of the host dwelling. The proposal would result in an altered front elevation at the property, however, this would not have any detrimental impact on the neighbourhood character since it would not increase the footprint or mass of the property nor would it be an intrusive feature of the street

scene, as the site visit confirmed that other properties in the neighbourhood have undergone similar conversions, including nos. 20 and 18 Campbell Road.

12. It follows that overall the proposal would be compliant with national and local planning policies, and so it is considered acceptable in this regard.

Neighbouring Amenity:

13. Overlooking: no significant impact would be anticipated in this respect. The proposal would include additional fenestration to the front, rear and side (west) elevations of the application property. Fenestration as proposed would provide similar views to those that exist and are unlikely to impact over and beyond the existing degree of privacy shared within the setting. Furthermore, no windows would be added on east side wall facing property no. 22, and the proposed window at first floor on west side elevation facing property no. 26 would be serving a bathroom which is a non-habitable room, and in any case, an obscure glazed condition (Condition No 7) is included to mitigate any potential harm in this respect.
14. Loss of Light: In respect to neighbouring dwelling no. 22 Campbell Road, at first floor level, the nearest room served by a window is a bathroom (non-habitable room) whilst at ground floor, the site visit confirmed that no. 22 has an existing single storey rear extension built right up to the common side boundary. The proposed rear extension would not project from the rear building line created by the extension at no. 22. Furthermore, in accordance with the BRE Sunlight/Daylight Guidance and R.18 of the Borough Design Guide SPD, the applicant has submitted a revised plan (03919-05-A) showing that no infringement of the 45 degree line of sight would occur especially at first floor level, therefore no unacceptable impact would occur in this regard.
15. In relation to neighbouring property no. 26 Campbell Road, it should be noted that there are approximately 9.4 metres between the closest part of the proposed extension and the flank wall of property no. 26, where the kitchen door is located. Furthermore, the site visit confirmed the presence of existing dense vegetation and an approximately 2 metre high timber boundary fence at property no 26 close to the public footpath between properties, which already contribute to some degree of overshadowing upon the kitchen door. Nonetheless, as recommended in the BRE Sunlight and Daylight Guidance, a 45 degree test was carried out demonstrating that the proposal would not infringe this line and as such, no overshadowing impact would occur upon the private amenity areas of the neighbouring dwelling.
16. Overbearing: the Borough Design Guide SPD states that rear extensions should not project more than 4 metres from the main rear wall where they are close to a side boundary. The proposed rear extension would extend 3.3 metres, in accordance with the SPD and no further than the rear building line established by the rear extension at no. 22 Campbell Road. At first floor, the extension would be separated from east side boundary by 1.05 metres, and whilst it is acknowledged that at ground floor the rear extension would be closer to the east boundary line than the minimum 1 metre recommended in the SPD, it has been already mentioned that the existing single storey rear extension at no. 22 has been built right up to the shared boundary line, and since the proposed part single storey extension would not extend further than the one at no. 22, it is considered unlikely any overbearing impact would occur upon this property.

17. The SPD also states that for two storey dwellings, the minimum separation distance from flank to boundary to limit sense of enclosure is 1 metre. The proposed first floor side extension would be separated from the boundary by 1.05 metres in accordance with the aforementioned guidance, therefore it is unlikely any overbearing impact would occur upon neighbouring property no. 22. Likewise, the 2.8 metres separation distance from the west side boundary alongside the public footpath running between the application site and no. 26 would avoid any sense of overbearing upon the latter.

Highways Access and Parking Provision:

18. The Borough Design Guide states that where a garage is to be converted into a room, then the parking space will need to be replaced. The second reason for refusal of the previous planning application was the lack of off-street parking spaces within the curtilage of the dwelling, which would significantly affect the area in terms of highway safety, especially due to the close proximity of the application site to the South Lake Primary School. It should be noted that this has been raised as an objection from both neighbours and the local councillor.

19. The current scheme proposes 3no. car parking spaces to be located in the front garden of the property. This has been evaluated by the WBC Highways Officer who has determined that this provision of parking would be sufficient for a dwelling of this size, and in accordance with the Council's Parking Standards. As such, the Council's Highways Officer has recommended approval subject to conditions (Conditions 4, 5 and 6).

20. It should be noted that one of the objections raised during the consultation period was that the proposal did not include any provisions for alterations to the existing driveway parking, and that no application had been submitted for dropped kerb widening. Whilst these are acknowledged, it should be noted that both of these concerns have been considered by the Highways Officer, who has recommended planning conditions (Conditions 4, 5 and 6) to overcome the above issues. As such, the above objection could not be substantiated.

Amenity Space for Future Occupiers:

21. The proposal would increase the footprint of the original dwelling. However, the remaining amenity space would be of a size that would accord with the Borough Design Guide and would be able to accommodate typical garden activities; minimum garden length of approximately 14.2 metres. Therefore, no harmful impact would occur in this respect.

Trees and Landscape:

22. The site is located within TPO woodland order 3/1951, however, the site visit confirmed that there are no trees of any significance within the rear garden that would be affected by the proposed rear extension, and there are no trees within the front garden as most of it has been paved, currently accommodating 2 parking spaces, and the rest is only grass. As such, no significant impact would be anticipated in this respect.

23. Nonetheless, since there are trees in the rear garden that contribute to the landscape amenity both to the direct neighbours and to the immediate vicinity, the WBC Trees and Landscape Officer has evaluated the proposal and recommended that, should planning permission were granted, a planning informative is added to the decision in order to protect the existing trees in the rear garden of the property during the duration of the construction works.

Community Infrastructure Levy (CIL)

24. The proposal would result in a residential development of under 100sqm and as such would not be CIL liable.

CONCLUSION

25. The proposal for a first floor side extension, a part single/part two storey rear extension and garage conversion are positive additions to the existing building, clearly subservient to the form and scale of the host dwelling, and in keeping with the style of the street scene. Moreover, other properties in the immediate vicinity have benefitted from similar extensions and within this context, the proposal would not be at odds with the established appearance of the street scene, nor would it have a detrimental impact upon the character of the area. It has been demonstrated that no part of the development would have any harmful impact on the amenity of neighbouring occupiers nor in terms of highways safety and parking provision. It is therefore recommended that this application is approved as it would accord with the NPPF and development plan policies for Wokingham Borough.

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