

Agenda Item 66.

Application Number	Expiry Date	Parish	Ward
210022	9 th March	Woodley	South Lake;

Applicant	Amandeep Garcha
Site Address	33 Cottesmore Road, Woodley, Wokingham, RG5 3NX
Proposal	Householder application for the proposed erection of a first floor side extension and part two storey part single storey rear extension, plus conversion of the garage to habitable accommodation and changes to fenestration.
Type	Householder
Officer	Kieran Neumann
Reason for determination by committee	Listed by Councillor Blumenthal

FOR CONSIDERATION BY	Planning Committee on Wednesday, 10 March 2021
REPORT PREPARED BY	Assistant Director – Place

SUMMARY
<p>This planning application is before the planning committee as requested by Councillor Blumenthal.</p> <p>The application site consists of a moderately sized three-bedroom, two storey dwelling located on Cottesmore Road, Woodley.</p> <p>This application seeks consent for the proposed erection of a first-floor side extension and part two storey part single storey rear extension, plus conversion of the garage to habitable accommodation and changes to fenestration.</p> <p>It is noted that revised plans were received in relation to these proposals on the 9th March in order to mitigate the previously raised loss of light and overbearing concerns. The revised plans reduced the width of the side/rear extension and set it back from the front-facing building line.</p> <p>The amended scheme is thought to be clearly more subservient to the host dwelling and character of the area, whilst having a much more acceptable impact on the neighbouring amenities of the adjacent neighbours. Parking provision is in line with the Local Authority's parking standards and whilst the garden depth falls just short of the recommended guidelines, the width of the garden acts as a sufficient compromise and the rear amenity space is therefore deemed acceptable to serve the residents of the dwelling. Paragraphs 1-27 provide further details to these material considerations, and subject to conditions 1-7 the application is recommended for approval.</p>

PLANNING STATUS
<ul style="list-style-type: none"> • Major development location • Tree Preservation Orders

RECOMMENDATION:

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

Conditions and informatives:

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 details - This permission is in respect of the submitted application plans and drawings numbered TPP20200420-03 Rev B & TPP20200420-04 Rev A received by the local planning authority on 09/02/2021. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with 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. Restriction of permitted development rights - 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 eastern and western elevations of the two storey rear 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.

5. 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.

6. Access surfacing - No building shall be occupied until the vehicular access has been surfaced with a permeable and 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.

7. Access to be widened - The development shall not be occupied until the vehicular access from the highway has been increased to a width of circa 7.5 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.

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. The trees in the rear garden will not conflict with the development proposals and it is important to ensure that no effects to do with the build are left beneath the canopy of the trees. The area should be protected by informal fencing as appropriate.

3. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.

4. 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 overbearing and loss of light.

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

No relevant planning history for the site.

SUMMARY INFORMATION

For Residential

Site Area – 204.49m²
 Existing parking spaces – 2
 Proposed parking spaces – 3

CONSULTATION RESPONSES

WBC Highways	Recommend conditional approval
WBC Tree & Landscape	No objections but request an informative to be added

REPRESENTATIONS

Town/Parish Council:

Object on the following grounds:

- Insufficient parking
- Out of character
- Terracing effect
- Overdevelopment of the site

Local Members:

Cllr Blumenthal listed the following concerns regarding the proposals:

- Insufficient parking
- Out of character
- Loss of light
- Noise

Neighbours:

Four letters of objection on the following grounds:

- Insufficient parking provision
- Loss of light
- Out of character
- Overlooking

APPLICANTS POINTS

- No additional comments made

PLANNING POLICY

National Policy	NPPF	National Planning Policy Framework
Adopted Core Strategy DPD 2010	CP1	Sustainable Development
	CP3	General Principles for Development
	CP4	Infrastructure Requirements
	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
	CC06	Noise

	CC07	Parking
	CC09	Development and Flood Risk (from all sources)
	CC10	Sustainable Drainage
Supplementary Documents (SPD)	Planning	BDG Borough Design Guide – Section 4

PLANNING ISSUES

Site Description:

1. The application site consists of a moderately sized three-bed dwelling located on Cottesmore Road, Woodley.
2. The current is standard for such a residential dwelling, with a large living/dining area, kitchen, utility room and garage on ground floor level. The First floor consists of three bedrooms and a bathroom.
3. The site is located in an established residential area of Woodley, which is covered by an Area TPO 3/1951. There is one tree along the rear garden boundary and this and others in this location are protected by the order.
4. To the north of the site lies multiple dwelling located on Antrim Road, to the east is the adjoining no.35 Cottesmore Road, to the west is the adjoining no.31 Cottesmore Road and to the south is the adjacent side of Cottesmore Road, home to multiple residential dwellings.

Proposal Description:

5. This application seeks consent for the proposed erection of a first-floor side extension and part two storey part single storey rear extension, plus conversion of the garage to habitable accommodation and changes to fenestration.
6. The proposed part two storey part single storey rear extension would protrude from the rear building line by 3 metres, with the single storey section adopting a flat roof and the two-storey section adopting a gable/hipped design.
7. The first floor side extension would match the ridge height of the host dwelling, adopting the same hipped roof design. It would be set back from the building line by 1 metre and set back from the site boundary with no.31 by 1 metre also.
8. The side and rear alterations would involve the introduction of an extended kitchen area and bathroom at ground floor level, whilst the first floor would include an extended bathroom, bedroom and the addition of a fourth bedroom to the rear.
9. The garage would be converted into use as additional living space, with the garage door being replaced by a large ground floor obscured window and matching brickwork.

Principle of Development:

10. 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 (MDD) 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.
11. Policy CC02 of the MDD sets out the development limits for each settlement as defined on the policies map and therefore replaces the proposals map adopted through the Core Strategy, as per the requirement of policy CP9. Policy CP9 sets out that development proposals located within development limits will be acceptable in principle, having regard to the service provisions associated with the major, modest and limited categories. As the site is within a major/modest/limited development location, the proposal is acceptable in principle.
12. 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.
13. The Borough Design Guide states that any alteration and extension to an existing building should be well-designed, respond positively to the original building, contribute positively to the local character and street scene, and relate well to the neighbouring properties. It also recommends that where there is a regular pattern to the built form, with a repeated building type on a consistent building line, then any alteration or extension that is visible from the street should not unbalance the rhythm of the frontage.

Character of the Area:

14. The first floor side extension complies with the Borough Design Guide in that it would be set back from the building line and site boundary shared with no.35 Cottesmore Road. Whilst it may not be set down from the ridge height, its modest width and design means that terracing effects are minimal.
15. Whilst Woodley Town Council, Cllr Blumenthal and multiple neighbours have objected to the proposals on the grounds that the extension would be out of character for the area, the extension is now believed to be significantly more subservient to the host dwelling than the original scheme and would not adversely impact the street scene as to warrant a reason for refusal.
16. The proposed part two storey part single storey rear extension would comply with the Borough Design Guide in that it would protrude 3 metres from the rear building line and the two storey section would be sufficiently set down from the ridge height of the host dwelling. Therefore, it would not adversely impact the character of the area and is deemed acceptable.
17. The additional fenestration present on the converted garage also would not adversely impact the character of the area.

Neighbouring Amenity:

18. Due to the fact the first-floor side and two storey rear extension have now been set back from the site boundary by approximately 1 metre, the overbearing concerns have been reduced and therefore do not warrant a reason for refusal. The single storey rear extension, due to its modest depth and acceptable eaves height, also poses no significant overbearing impact to either adjacent neighbour.
19. Whilst the additional rear fenestration at first floor level reduced the back to flank distance with the neighbour to the north to approximately 21.7 metres and therefore falling just short of the 22 metre requirement. Nonetheless, the overlooking opportunities would not be significantly different and this type of relationship is typical of this residential area. As such, no harmful impact is considered to occur.
20. A neighbour from no.31 Cottesmore Road has also objected on overlooking grounds as a result of first floor windows on the rear extension. These windows would face the rear of the neighbour's garden which is already the case with the existing fenestration. Therefore this objection does not warrant a reason for refusal.
21. Whilst Cllr Blumenthal and multiple neighbours have objected to the proposals on the grounds that the extensions would result in an unacceptable loss of light to the adjacent dwellings, accurate 45-degree lines have been drawn that show the loss of light to no.35 would be acceptable. The loss of light to no.31 would slightly interrupt the light to one rear window, however this window serves the garage which as it is not deemed a primary habitable room, does not warrant a reason for refusal.
22. Cllr Blumenthal has also objected on noise grounds, however the increase in noise from a residential dwelling such as this one would be marginal and does not warrant a reason for refusal in this instance.

Residential Amenity:

23. Woodley Town Council have objected to the proposals on the grounds of overdevelopment. Despite the garden depth being reduced to approximately 9.2 metres which clearly does not comply with the Borough Design Guide, the garden has adequate width to compromise for this lack of depth and therefore the rear garden is still considered marginally sufficient to serve the residents of the dwelling and does not warrant a reason for refusal in this instance.

Access and Movement:

24. Whilst Woodley Town Council, Cllr Blumenthal and multiple neighbours have also objected to the proposals on the grounds of sufficient parking due to the increase in habitable rooms, Highways have concluded that the alternative parking available complies with the Local Authority's parking standards (3 spaces would be provided) and is sufficient to serve the residents of the property and therefore there is no objection in this regard.
25. Neighbours have raised concerns regarding the proposed parking and its practicality given the existing wall; however, Highways are satisfied with the parking and access arrangements, subject to conditions 5, 6 and 7 above.

Landscape and Trees:

26. The site is located in an established residential area of Woodley, which is covered by an Area TPO 3/1951. Landscape and Trees note that there is at least 1 tree along the rear garden boundary and this and others in this location will be protected by the order.
27. There is a hedge to the side boundary with No. 31, however it appears as though this will not conflict with the proposals. Therefore, Landscape and Trees recommended that given the application is approved, the hedge could be protected by resting Heras style fencing or similar against it for the duration of the construction project.

CONCLUSION:

In summary, the amended scheme is thought to be clearly more subservient to the host dwelling and character of the area, whilst having a much more acceptable impact on the neighbouring amenities of the adjacent neighbours. Parking provision is in line with the Local Authority's parking standards and whilst the garden depth falls just short of the recommended guidelines, the width of the garden acts as a sufficient compromise and the rear amenity space is therefore deemed acceptable to serve the residents of the dwelling. Subject to conditions 1-7 outlined above, the application is therefore recommended for approval.

The Public Sector Equality Duty (Equality Act 2010)

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts upon protected groups as a result of the development.