

Item No	Application No. and Parish	8/13 week date	Proposal, Location and Applicant
(1)	18/02866/HOUSE Thatcham	28 th December 2018	Erection of two storey side extension. Retrospective. 8 Alexander Road Thatcham RG19 4QU Ms Tompkins

To view the plans and drawings relating to this application click the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=18/02866/HOUSE>

Recommendation Summary: to **DELEGATE** to the Head of Planning & Countryside to **APPROVE PLANNING PERMISSION** subject to conditions

Ward Member: Councillor Rob Denton-Powell

Reason for Committee Determination: Over 10 letters of objection

Committee Site Visit: 30 January 2019

Contact Officer Details	
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1. Relevant Site History

17/00940/HOUSE	Side extension over existing garage and utility room.	Approved 15/06/17
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2. Publicity of Application

Site Notice erected: 21/11/18

Site notice expired: 12/12/18

3. Consultations and Representations

3.1 Consultations

**Thatcham
Town
Council**

Object:

- Detrimental impact on value of neighbouring properties at numbers 6 and 12.
- Detrimental impact on amenity of neighbours at numbers 6 and 12
- De facto creation of terrace of properties, currently semi-detached
- Contrary to design guidance – not subservient

Highways Officer: no objection. Please apply condition to retain parking on site

3.2 Representations

Total representations received: 34

Object: 29 standard duplicate letter, 3 non standard letter with same issues raised.

Impartial: 2

The material planning considerations raised which are impartial to the application are summarised as follows:

- Does setting of the end gable wall abutting the adjacent property now make no. 8-12 Alexander road a terrace and whether it affects the definition of other dwellings from semi-detached to terrace.
- The visual separation between no.8 and no. 10 is maintained and the houses are still considered semi-detached.

The material planning considerations raised in objection to the application are summarised as follows. There are 29 number of same format letters:

- Inaccurate application: the end gable wall has not been set to abut the boundary line, the external walls of number 8 and number 10 have been built together to form a party wall.
- Terracing: The extension of both number 8 and number 10 to the boundary line will create a terracing effect which is not in keeping with the road or estate.
- Precedent: To allow 2 properties to joint or even abut would set a precedent for the rest of the road.

The Representations received also make reference to the planning application at no.10 Alexander Road.

4 Planning Policy

4.1 The statutory development plan includes the West Berkshire Core Strategy 2006-2026, the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) (WBDLP) and the Housing Sites Allocations DPD (2006-2026).

4.2 The following policies within the West Berkshire Core Strategy (2006-2026) attract full weight. The following policies are relevant to this application:

- ADPP1: Spatial Strategy;
- ADPP3: Thatcham
- CS 13: Transport;
- CS 14: Design Principles;
- CS 19: Historic Environment and Landscape Character.

4.3 The policies of the West Berkshire District Local Plan (1991-2006) Saved Policies 2007 are relevant to this application:

- OVS5: Environmental Nuisance and Pollution Control

4.4 The following locally adopted West Berkshire Council policy documents are relevant to this application:

- Supplementary Planning Document, Quality Design (June 2006) – Part 2 Residential Development;
- Supplementary Planning Document, Quality Design (June 2006) – Part 3 Residential Character Framework;
- House Extensions SP4 04/02 (July 2004)

5. Description of Development

5.1 The application site is within the settlement boundary for Thatcham. The area surrounding the site is an established residential area with a mix of two storey semi-detached dwellings with garages. There have been a number of previous extensions within the area.

5.2 Retrospective planning permission is sought for the erection of a first floor extension over the existing flat roof garage, maintaining a garage and front porch area. The side element extends out level with the ridge of the main part of the property to the site boundary.

5.3 The rear of the dwelling extends at two storey level with a 45 degree angle pitched roof with a gable end set down from the main ridge and extending over the existing flat roof element to the east.

5.4 Permission was previously granted for a very similar development under application ref: 17/00940/HOUSE. The current retrospective application has been submitted

because the scheme was not built in complete accordance with the previous permission.

- 5.5 Therefore the assessment of the current application centres on any changes within the vicinity of the site and the degree of change from that previously approved. The previous permission was for a two storey side extending at ridge height over the existing garage up to 300mm from the site boundary. To the rear, the extension extended out 4 metres at first floor level over the existing single storey extension to the width of the garage to match eaves height with a fully hipped end set down from the main ridge.
- 5.6 The previous permission is considered to have been lawfully implemented with additional changes as follows. From the front, the extension continues along the main ridge as previously permitted but now extends to the site boundary, an addition of approximately 300 mm width. However, since the last application, no.10 has built an extension, also up to the boundary at 2 storey level which alters the views of the application site.
- 5.7 Viewed from the rear, the two storey gable end maintains its set in from the site boundary but was previously approved as a fully hipped end with set down from the main ridge. The first floor element now has a gable end with a 45 degree angle to the ridge. The proposed plans submitted with the application shows an approximate 60 degree angle and amended plans have been requested but not yet received.

6. Community Infrastructure Levy

- 6.1 Community Infrastructure Levy (CIL) is a levy charged on most new development to pay for new infrastructure required as a result of the new development. CIL will be charged on residential (C3 and C4) and retail (A1 - A5) development at a rate per square metre (based on Gross Internal Area) on new development of more than 100 square metres of net floorspace (including extensions) or when a new dwelling is created (even if it is less than 100 square metres).
- 6.2 Based on the CIL PAIR form, it appears that the CIL liability for this development will be zero. However, CIL liability is formally confirmed by the CIL Charging Authority under separate cover following the grant of any permission.

7. Consideration of the proposal

7.1 The main issues raised by the proposal are

- The principle of development
- Design of the scheme
- Impact on neighbouring amenity
- Highway Safety

7.2 The principle of development

7.2.1 The application site is within the defined settlement boundary for Thatcham, where the extension of an existing dwelling broadly accords with the development plan in principle, subject to detailed design and impacts. Extensions to the existing dwelling

on this site is considered to be acceptable in principle, subject to the consideration of the following matters.

7.3 Design

- 7.3.1 Policy CS14 seeks to ensure that new development is of a high quality sustainable design which respects and enhances the character and appearance of the area, and that considerations of design and layout are informed by the wider context, having regard not just to the immediate area, but to the wider locality. Policy CS19 refers to ensuring that the diversity and local distinctiveness of District, and refers (amongst other things) to having regard to the sensitivity of the area to change, ensuring that development is appropriate in terms of location, scale and design in the context of the settlement form, pattern and character.
- 7.3.2 The current application is retrospective and the design of the previously permitted scheme was considered appropriate within the area. There are a number of similar extensions within the locality. At the time of the previous application, there was no first floor extension built at no. 10 Alexander Road. However, this previous permission is considered extant. The overall scale, massing and appearance of the extension respects the local character and the minor changes do not alter this conclusion.

7.4 Impact on Neighbouring Amenity

- 7.4.1 Policy CS14 requires development to make a positive contribution to the quality of life in West Berkshire. Design advice on assessing the impact of development on the living conditions of adjoining dwellings is contained within the Quality Design SPD and House Extensions SPG. Objections have been raised on the grounds of subsequent de-valuation of adjacent properties, but the impact on property values is not a material planning consideration.
- 7.4.2 The application site is slightly raised from the nearest neighbour at no. 10. The side and rear extensions are located to the north of no. 10 and due to their side-on relationship the extensions will not result in an overbearing or overshadowing impact on the amenities of the occupiers of the neighbouring property.
- 7.4.3 The objections relating to de-valuation of property are not a planning consideration. The planning merits of an extension which extend to the site boundary have been assessed and are not considered to result in a unacceptable level of change sufficient to recommend refusal, particularly when assessed against the previous permission granted.

7.5 Highway Safety

- 7.5.1 Policies C13 and P1 requires development to be acceptable in terms of highway safety and to provide sufficient levels of parking and cycle storage. For the previous permission, the Highways Officer was satisfied with the parking and access arrangements subject to a condition. A similar condition is recommended to be applied.

8. Conclusion

- 8.1 Having regard to the relevant development plan policy considerations and the other material considerations referred to above it is considered that the development is acceptable and that retrospective planning permission should be granted subject to the conditions set out below.

9. Recommendation

- 9.1 To **DELEGATE** to the Head of Development & Planning to **APPROVE PLANNING PERMISSION** subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with amended plans relating to the rear gable end (to be provided).

Reason: For the avoidance of doubt and in the interest of proper planning.

2. Within two months of the date of this permission, the parking and/or turning space on site shall be provided in accordance with the approved plans and shall thereafter be kept available for parking.

Reason: To ensure the development is provided with adequate parking facilities, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

Informatives:

1. This decision has been made in a positive way to foster the delivery of sustainable development having regard to Development Plan policies and available guidance to secure high quality appropriate development. In this application whilst there has been a need to balance conflicting considerations, the local planning authority has secured and accepted what is considered to be a development which improves the economic, social and environmental conditions of the area.
2. This planning permission is granted in accordance with Section 73A of the Town and Country Planning Act 1990.