

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Park

App Ref: 230539/HOU

Address: 7 Holmes Road, Reading, RG6 7BH

Proposals: Single storey extension to rear of existing garage outbuilding to create a home office.

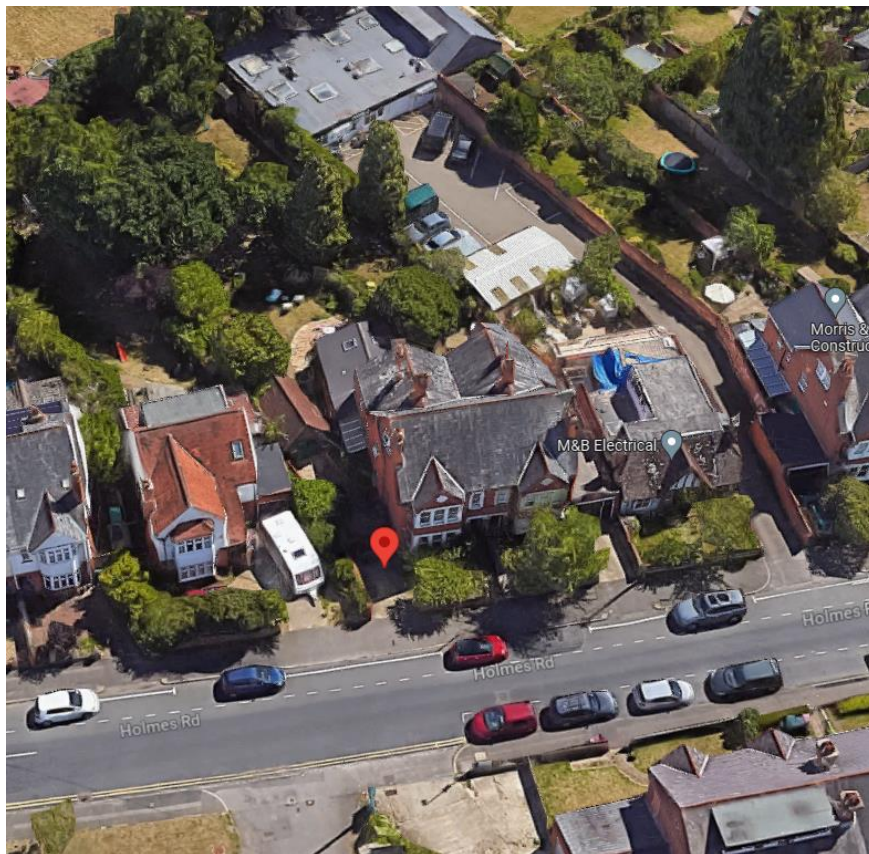
Case Officer: Marcie Rejwerska

Applicant: Mr and Mrs James and Sonja Reynolds

Date received (valid from): 20 April 2023 **Target Decision date:** 13 October 2023 (ext.)

1. SITE DESCRIPTION

The application site is a semi-detached two storey dwelling on the south side of Holmes Road. The property is set back from the road by way of a front garden and a paved driveway to the side of the property. There is a detached single garage to the side of the property behind a set of gates. The surrounding area is predominately residential and characterised by semi-detached properties in similar character. The property is not listed nor in a conservation area.

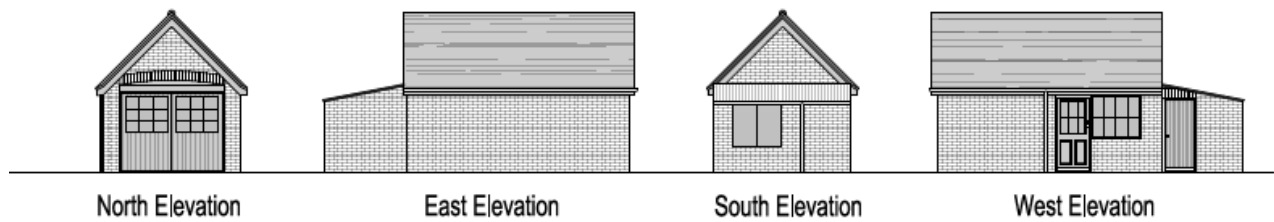


Location of 7 Holmes Road. Image taken from Google Maps on 28 Sep. 23.

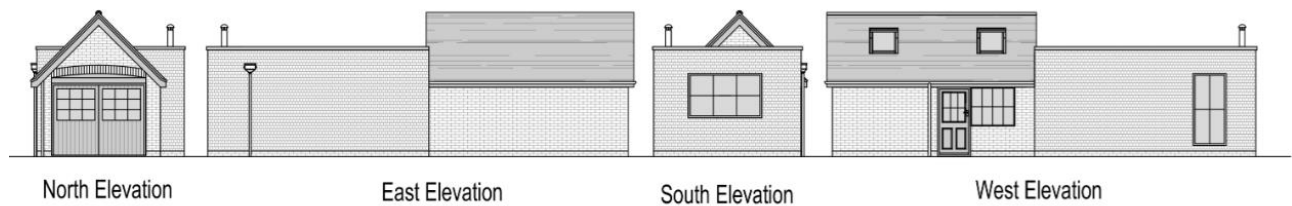
2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey rear extension to the existing garage building. The existing garage is used as a workshop, ancillary to the host dwelling and has an existing rear extension which is to be removed. The proposed extension will replace the existing modest extension, which measures 1.95m in depth at the same width as the garage, and would have a flat roof with parapet walls at a height of 2.9m total. The proposed extension would measure 6m

in depth x 4m width. The proposed materials include facing brickwork to match the existing. The proposed use of the extension and the existing garage would be as an office/home gym ancillary to the use of the dwelling.



Existing Elevations



Proposed Elevations

Plans considered:

0025-12 Location Plan, dated March 2023, received 28 September 2023

0025-10 Existing Floor Plan, Elevations and Block Plan, dated March 2023, received 21 April 2023

0025-15 Tree Plan, dated June 2023, received 23 June 2023

0025-14 Site Block Plan, dated March 2023, received 28 September 2023

0025-11 Proposed Floor Plan, Elevations and Block Plan, dated March 2023, received 28 September 2023

3. RELEVANT PLANNING HISTORY

061132 - Single storey rear extension - Application permitted on 18/12/2006

4. CONSULTATIONS

Non-statutory:

RBC Natural Environment - No objections to initially proposed replanting subject to conditions.

Public:

The following addresses were consulted by letter.

9 Holmes Road, Reading, Berks

5 Holmes Road, Reading, RG6 7BH

151 Whiteknights Road, Reading, RG6 7BD

149 Whiteknights Road, Reading, RG6 7BD

No letters of representation received.

Discussions with agent:

The originally submitted drawings were amended to a pitched roof design based on officer concerns of a flat roofed extension being potentially overbearing to neighbours to the west. The proposal was later amended back to the original flat roof design as it was decided that the proposal did not present a risk of harm in terms of amenity.

Equality Act 2010:

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, 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. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

5. LEGAL AND PLANNING POLICY CONTEXT

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. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. 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 Plan (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
H9 (House Extensions and Ancillary Accommodation)
TR5 (Car and Cycle Parking)
EN14 (Trees, Hedges and Woodlands)

SPD

Design Guide to House Extensions 2021

6. APPRAISAL

Character and Appearance

Policy H9 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 and 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. Policy CC7 also sets out relevant considerations for design.

The proposed garage extension would have an awkward relationship with the existing garage structure due to its flat roof design, however, it is not considered that this would cause harm to the character of the main dwelling nor the wider street. The garage would be mainly obscured from street view and it is not thought that the extension would be visually dominant. The extension would be sufficiently set away from the host dwelling to avoid appearing overbearing.

The existing garage is already in use as a workshop instead of parking and the property benefits from an existing paved driveway at the side of the property. The proposal would, therefore, not reduce the off road parking space at the site.

The proposal includes the removal of three young trees at the rear of the garage. Although replanting was originally proposed, the applicant has decided not to proceed with replanting. This is not considered unreasonable as the site contains a number of mature and young trees, and the proposed trees to be removed are not mature.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. Policy H10 seeks to ensure that the amenity of gardens and other outdoor areas are not compromised. Policy CC8 states 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.

- Privacy and overlooking;
 - No new windows proposed at the east elevation; no identified risk.
- Overbearing effects;
 - Although awkward in appearance, it is not considered that the proposal would be considered overbearing either to the host property nor the neighbouring no. 5 Holmes Road.
- Sunlight and daylight;
 - No identified risk to neither the host property nor the neighbouring no. 5 Holmes Road. The proposed extension would be situated sufficiently away from the rear elevation of the neighbouring property.

7. CONCLUSION

The proposed development has been assessed as set out above and is considered to be acceptable on that basis, subject to the following conditions.

8. RECOMMENDATION

GRANT PERMISSION

Recommended Conditions:

1. Time Limit (Standard)
2. Approved Plans
3. Materials (As Specified)
4. Use of Roof Restricted
5. Ancillary Domestic Use