

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Norcot

App Ref: 230424/HOU

Address: 33 Drayton Road, Reading, RG30 2PH

Proposals: Ground Rear and Side Extension.

Case Officer: Gary Miles

Applicant: Mr Mucmataj Fejzullahu

Date received (valid from): 1 April 2023 **Target Decision date:** 9 June 2023

1. SITE DESCRIPTION

The application site is a two story, 1950's bay fronted semi-detached dwellinghouse, located at the western end of Drayton Road. The property has a larger than average rear garden mainly laid to lawn and a front garden with parking for one vehicle to the front and one to the side of the property. Drayton Road is characterised by semi-detached properties constructed of red brick and red tiled hip and valley pitched roofs with box gables over the first floor and ground floor bay windows. Many properties have been subject to refurbishment or extensions of similar style and design, including that of the adjoining property at no. 35 Drayton Road. The property is not listed nor within a conservation area.

Site visit date: 27th April 2023

2. PROPOSAL AND SUPPORTING INFORMATION

Proposed ground floor rear and side extensions. A small separate storage area is to be constructed on the side of the property to be tied in to the front elevation measuring 2m wide by 3.5m long by 3m tall, the extension will have a flat roof with door to front and rear and match existing brickwork.

A larger extension is proposed at the side and rear, projecting 3.3m from the back of the original property, will be 6m wide and 3m tall. The larger side and rear extension will have a side return and a small window, the extension will be finished off with a flat roof and large roof lantern over the main family and living area and bi-folding doors to the rear elevation. The existing kitchen door will be bricked up and the window changed to obscure glazing and the brickwork will match existing.

Plans considered:

Drawing no. TQRQM23087104050530 - Site Location Plan - dated 28th March 2023

Drawing no. 2 - Ground Floor & Site Layout Existing and Proposed - dated 27th March 2023

Drawing no. 3 - Ground & First Floor Existing and Proposed - dated 28th March 2023

Drawing no. 4 - Second Floor & Roof Plan Existing and Proposed - dated 28th March 2023

Drawing no. 5 - Elevations Existing and Proposed - dated 28th March 2023

Drawing no. 6 - Block Plan Existing and Proposed - dated 28th March 2023

Received by the Local Planning Authority on 3rd April 2023

Officers had concerns regarding the style of door on the front elevation of the proposed storage Room. Officers advised the agent to change the door to a side hinged door - something more in-keeping with the age of the property.

The change of door was going to be agreed by use of a condition, but later a Request was made asking the agent to amend the drawings to show the proposed side hinged Style door.

Drawing no. 5B - Elevations Existing and Proposed - dated 2nd June 2023
Received by the Local Planning Authority on 2nd June 2023.

3. RELEVANT PLANNING HISTORY

212000 - Extension and alterations to ground and first floor from 3 bedroom house to form 1 x one bedroom and 1 x two bedroom apartments - Refused/Withdrawn not dated.

211984 - Extension and alterations to ground and first floor from 3 bedroom house to form 1 x one bedroom and 1 x two bedroom apartments - Refused - 31 August 2022

4. CONSULTATIONS

External: The following addresses were consulted by letter,

35 Drayton Road, Reading, Berkshire, RG30 2PH
40 Brisbane Road, Reading, RG30 2PE
29 Lawrence Road, Tilehurst, Reading, RG30 6BH
31 Drayton Road, Reading, RG30 2PH

Letters of representation have been received as follows:

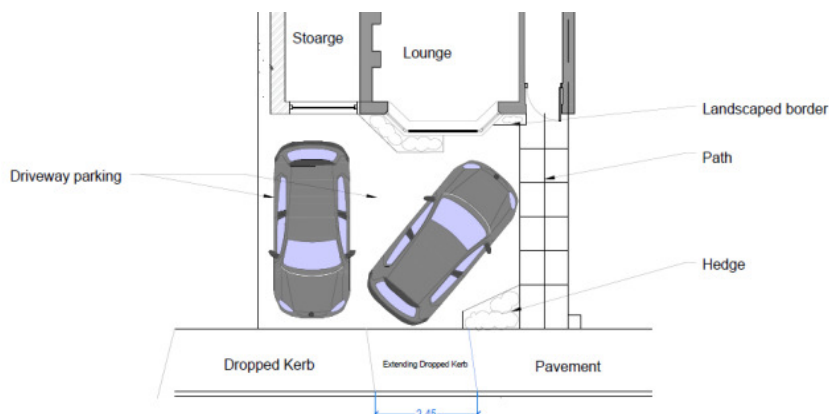
29 Lawrence Road, Tilehurst, Reading, RG30 6BH - Objection received as concerns are raised that the property could be converted in to flats in the future, loss of vegetation to the front garden and insufficient room to park 2 vehicles to the front.

31 Drayton Road, Reading, RG30 2PH - Objection received - concerns raised regarding overshadowing due to proposed height. Concerns regarding parking provision and how the dropped kerb would impede others to park in the street. Concerns regarding the loss of vegetation to front, impacts during construction and comments raising concerns the property could become a rental property in the future.

Internal: Transport Officer,

Transport comments have been previously provided for this site - 211984.

This application will result in the loss of parking along side of the property. In accordance with the Councils current standards the property would require 2 off road parking spaces. Plans have been submitted illustrating 2 off road parking spaces on the front garden.



*To facilitate the proposed parking arrangement it is proposed to extend the existing dropped vehicle crossing. Some landscaping of the front garden area would be required as it would appear that there are differing height levels. Widening of the existing dropped crossing will require a license from the Highways Department.
In principle there are no Transport objections to this application.*

Suggested conditions and informatives:

DC1 VEHICLE PARKING (AS SPECIFIED)
DC3 VEHICULAR ACCESS (AS SPECIFIED)
IF3 Highways
I29 Access construction

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)
EN14 (Trees, Hedges and Woodlands)
TR3 (Access Traffic and Highway-related Matters)
TR5 (Car and Cycle Parking)

SPG/SPD

A Design Guide to House Extensions SPG

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.

It is not considered the proposed side and rear extensions and amendments to the front will harm the character of the street or the neighbours adjoining or neighbouring in terms scale. The separate storage area to the side will be offset from the boundary, so it doesn't interfere with the existing structure at no.31 Drayton Road. The proposal will incorporate a set of side hinged doors to the front elevation, more in-keeping to the age of the property. The proposals are not considered to be harmful to the character of the property or wider streetscene as a number of properties in the same street have side extensions with eaves of similar height.

It is not considered the proposals for the rear and rear/side of the property will be harmful. The proposal is stepped off from the boundary with no.31 by approximately 1m and offset from the boundary of the adjoining neighbouring property. The height of the proposed rear and side extension is of similar to height to the existing rear extension at no.35.

The proposed parking for two vehicles at the front of the property is not considered to be harmful to the character of the property or wider streetscene in terms of appearance as the applicant has agreed to retain a small section of landscaping to enhance and respect the pre-existing frontage.

It is considered the proposals comply with policies H9 and CC7 of the Reading Borough Local Plan 2019.

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.

The proposal is for a single storey rear and side extension only, the proposals will be on one level. The existing kitchen window will be changed to obscure glazing as it becomes a bathroom. No opening windows or skylights are proposed on elevations that could be harmful to privacy or overbearing effects on neighbours. As the proposed extension is single storey, the same height as the neighbour and stepped away from the boundary with no.31 officers do not believe the proposal will be harmful in respect of Amenity. The property has a larger than average rear garden and even with the proposed extension(s) a large percentage of garden space will be retained.

The proposals are considered compliant with policies H9 & CC8 of the Reading Borough Council Local Plan (2019).

Trees

Policy EN14 states that individual trees, groups of trees, hedges and woodlands will be protected from damage or removal where they are of importance, and Reading's vegetation cover will be extended.

No mature trees are currently present at the property however a hedge has been removed to the front of the property. By removing the hedge visual amenity is hindered and any amount of vegetation, lawns or borders help mitigate against surface water runoff from the property on the street.

As part of the proposal to convert the existing front garden to additional parking, low key landscaping details were requested from the agent which will be secured by a condition. The details contained within the condition will be as follows:

- The hedge will be dense to fully occupying the area as located and drawn in the proposed site layout with height of 60 cm thus to allow good visibility for cars getting in and out.
- And it will be from an evergreen native species.
- And it will be trimmed to maintain the 60 cm height to keep it in shape whenever needed but at least once or twice during spring and summer times.
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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

Recommended Conditions:

TL1 - Time Limit (Standard)

AP1 - Approved Plans (Standard)

M1 - Materials to match existing

DC1 - Vehicular Parking (As Specified)

DC3 - Vehicular Access (As Specified)

L4A - Landscape Implementation (As Specified)