

DELEGATED PLANNING APPLICATION REPORT

Ward: Tilehurst

App Ref: 231054/HOU

Address: 92 Chapel Hill, Tilehurst, Reading, RG31 5DH

Proposals: Extension of garage to form potting shed with new pitched roof.

Case Officer: James Schofield

Date received (valid from): 26 July 2023

Target Decision date: 20 September 2023

1. SITE DESCRIPTION

Site visit date: 12/09/2023

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Extension of garage to form potting shed with new pitched roof.

Plans considered:

Dwg No: 01-C Existing & Proposed Plans & Elevations
As received on the 27th of July 2023

3. RELEVANT PLANNING HISTORY

None relevant.

4. CONSULTATIONS

The following addresses were consulted by letter.

20 Felton Way, Tilehurst, Reading, RG31 5DX
94 Chapel Hill, Tilehurst, Reading, RG31 5DH
22 Felton Way, Tilehurst, Reading, RG31 5DX
26 Felton Way, Tilehurst, Reading, RG31 5DX
18 Felton Way, Tilehurst, Reading, RG31 5DX
84 Chapel Hill, Tilehurst, Reading, RG31 5DQ
24 Felton Way, Tilehurst, Reading, RG31 5DX
16 Felton Way, Tilehurst, Reading, RG31 5DX

No letters of representation have been received.

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 and Guidance

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7: DESIGN AND THE PUBLIC REALM

CC8: SAFEGUARDING AMENITY

EN12: BIODIVERSITY AND THE GREEN NETWORK

H9: HOUSE EXTENSIONS AND ANCILLARY ACCOMMODATION

H10: PRIVATE AND COMMUNAL OUTDOOR SPACE

SPG/SPD

Design Guide to House Extensions SPD (adopted 2021)

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APPRAISAL

Principle of Development

The application seeks permission for extensions to an existing outbuilding of ancillary use to a domestic dwelling. Such domestic works are supported in principle by Policy H9 (House Extensions and Ancillary Accommodation) of the Local Plan (2019) subject to a number of criteria ensuring the effects of such extensions and alterations respect its context and are not harmful. These considerations will be examined in more detail in the following sections.

Character, scale and siting

Local Policy CC7 states that, development must be of a high design quality that maintains and enhances the character and appearance of the area in Reading in which it is located. Policy H9 states that works will be acceptable where it: respects the character of the house, respects the pattern of neighbouring properties, and does not present a large blank façade to public areas.

The proposed ground-floor side and rear extension to the existing garage is considered to result in an acceptably sympathetic alteration to the character of the building. The design detail and materials proposed appear to be in keeping with that of the original dwelling.

The siting and scale of the proposed extension are acceptable.

As such, the proposal does not accord with the aims of policies CC7 and H9 of the Local Plan (2019) with respect to character, scale and siting.

Amenity

Policy CC8 states an extension to a house or its outbuildings will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties. Policy H10 aims to ensure suitable private and communal outdoor amenity space is prioritised in development decision. The proposal includes a single-storey rear extension.

The extension would, by virtue of its siting and scale, form a relatively unobtrusive addition and would not be overbearing on neighbouring properties or harmful to their outlook.

Further to this analysis, the proposal is considered to accord with the aims of policy CC8 and H10 of the Local Plan (2019).

Biodiversity and sustainability

Part 'b' of Policy EN12 indicates that all development sites should not result in a net loss of biodiversity or geodiversity. These aims are supported by Policy H9 which states that an extension will only be acceptable where it does not result in the loss of biodiversity within gardens.

The proposal site does not have any notable vegetation within the proposal site, protected trees or identified Green Links which could be negatively impacted by the proposal.

The proposal is not considered likely to result in a net loss of biodiversity or geodiversity. As such the proposal is considered to accord with the biodiversity and sustainability considerations of Policies H9 and EN12 of the local plan.

CONCLUSION

The proposed development has been assessed and the proposed works are in accordance with the above relevant policies and planning permission should be **GRANTED**.

RECOMMENDATION

GRANT

1. Standard time limit (TL1)
2. Standard approved plans (AP1)
3. Materials to match (M1)