

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Southcote

App Ref: 230045/HOU

Address: 75 Silchester Road, Reading, RG30 3EJ

Proposals: Single Storey Outbuilding

Case Officer: Gary Miles

Applicant: Elis Bajollar

Date received (valid from): 28 April 2023 **Target Decision date:** 20 July 2023

1. SITE DESCRIPTION

The application site is a two storey end of terrace property in a row of 6 adjoining properties, with parking for 2 vehicles and a lawned front garden in a residential street. The street is characterised by terraced and semi-detached properties of similar age, design and character. The property is not listed, nor does it fall within a Conservation Area.

Site visit date: 2nd June 2023

Site visit photos:



View looking north-west to rear of garden.



View looking north to rear of garden.



View looking south towards main dwellinghouse 15m/50ft away.

2. PROPOSAL AND SUPPORTING INFORMATION

Single Storey Outbuilding. The new outbuilding would measure 9m by 4.5m. The outbuilding will be constructed from timber with render finish and have a flat roof with a maximum height of 2.8m. The outbuilding will include a lounge, kitchen and bathroom accessed via the garden with a separate attached store also attached from the garden. An area of hardstanding will be laid to the front elevation of the proposed outbuilding.

Documents considered:

Application Form - dated January 2023

Drawing No. 221002-1 - Location Plan - dated January 2023

Drawing No. 221002-2 - Block Plan - dated January 2023

Drawing No. 221002-3 - Floor Plans & Elevations - dated January 2023

Received by the Local Planning Authority on 28th April 2023

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter.

79 Silchester Road, Reading, RG30 3EJ
87 Southcote Lane, Reading, RG30 3AH
91 Southcote Lane, Reading, RG30 3AH
77 Silchester Road, Reading, RG30 3EJ
73 Silchester Road, Reading, RG30 3EJ

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

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)

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.

Although differing from the main dwelling in appearance, the contemporary design of the outbuilding complements the dwelling and is not considered to pose a risk of harm to the outlook of the site. The size and scale of the proposed outbuilding is considered acceptable. The outbuilding is located at the rear of the site with a gap between the rear and side boundaries. A significant distance remains between the outbuilding and the main dwelling. The application site has a large rear garden and this proposal will not represent an unacceptable loss in private outdoor space. There are a variety of rear outbuildings in the surrounding area therefore this development is not considered uncharacteristic. The outbuilding will be screened from the road by the main property, therefore posing no risk of harm to the streetscene. As such, the proposal is not considered harmful to the character and appearance of the property or the surrounding area. The proposal is considered compliant with policies CC7 & H9 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, although large, it is considered acceptable in terms of scale and design and, therefore, does not pose any identified risks to amenity of neighbouring properties. Officers consider that the outbuilding although sited on ground higher ground would not be harmful to residents of neighbouring properties in terms of overbearing effects or visual dominance as the proposal will be largely screened by the boundary fences. There are also no identified risks in relation to loss of sunlight and daylight. Although the new outbuilding is large in scale, the rear boundary fence and adjacent fence will screen the outbuilding from view of properties in Southcote Lane and only the top roof section will be visible from neighbouring properties at 73, 77 & 79 Silchester Road. A significant distance remains between the outbuilding and the main dwelling. The proposed outbuilding is single storey in nature and as such there is not considered to be any harm to the residents of neighbouring properties in terms of loss of privacy or overlooking. The proposal is considered compliant with policies CC8 & H9 of the Reading Borough Local Plan 2019.

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
AP1
M3
PD6

