

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Norcot

App Ref: 230374/HOU

Address: 1 Stour Close, Tilehurst, Reading, RG30 4DN

Proposals: The erection of a single storey rear extension with fenestration changes

Case Officer: Sian Hickey

Applicant: Jena & Stephen Barnett

Date received (valid from): 22 March 2023 **Target Decision date:** 17 May 2023

1. SITE DESCRIPTION

The application site is a two storey end-of-terrace property with a pitched roof. The property is not a listed building, nor does it fall within a conservation area. The surrounding area is predominantly residential.

Site visit date: 12/04/2023

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the erection of a single storey rear extension. The proposed extension would have a maximum depth of 4m. One window would be located in the rear elevation of the extension and one door would be located in the side elevation of the extension. The proposal also includes a new ground floor side facing window in the existing side elevation of the property.



Plans considered:

Drawing No. 005 - Location and Block Plan
Drawing No. 004 - Proposed Elevation Plans
Drawing No. 003 - Proposed Floor Plans
Drawing No. 002 - Existing Elevation Plans
Drawing No. 001 - Existing Floor Plans

Received 22 March 2023

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

The following addresses were consulted by letter.

2 Stour Close, Tilehurst, Reading, RG30 4DN

Letters of representation have been received as follows: None

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)

SPD

Design Guide to House Extensions SPG (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 depth of the proposed extension is 4m and therefore complies with the guidance on rear extensions within the SPD. The garden is capable of taking an extension of the proposed scale, and the proposed extension is considered subservient to the main dwelling. The amount of remaining amenity space at the front and rear of the property is considered acceptable. The materials proposed will match those of the existing and the extension is considered acceptable in terms of design. The proposal is not considered out of character as there are a variety of rear extensions and conservatories within the vicinity. Therefore, the proposed development is not considered particularly harmful to the character of the area or the property itself. The extension would only partially be visible from the street as the rear garden is largely screened by a high hedge.

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.

There is no identified risk to the adjoining neighbouring property of the proposed rear extension appearing overbearing due to the relatively low eaves height and the proposed roof form. The proposal would also not result in the loss of any privacy or overlooking due to its single storey nature. Furthermore, the adjoining neighbour has a conservatory extending beyond the original rear wall which reduces the impact of the depth of the proposed extension to this neighbour. There are no identified risks to this neighbour in terms of loss of sunlight and daylight.

The location of the proposed new side facing window is also considered acceptable. Due to the ground floor nature of the window there are no risks in relation to privacy and overlooking. Furthermore, the window would be located behind the existing boundary fence and hedge.

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

AP1 - Approved Plans

M1 - Materials