

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Tilehurst

App Ref: 230818/HOU

Address: 69 Church End Lane, Tilehurst, Reading, RG30 4UR

Proposals: Proposed single storey rear extension and two storey side extension and front porch

Case Officer: Sian Hickey

Applicant: Mr Enver Bat

Date received (valid from): 12 June 2023 **Decision date (ext):** 11 August 2023

1. SITE DESCRIPTION

The application property is a two storey detached dwelling located in a residential area. The surrounding properties vary in style and there is a primary school opposite the application site. The property is set back from the street and has a front and rear amenity area. The property is not a listed building, nor does it fall within a conservation area.

Site visit date: 07/03/2023

Site visit photos:



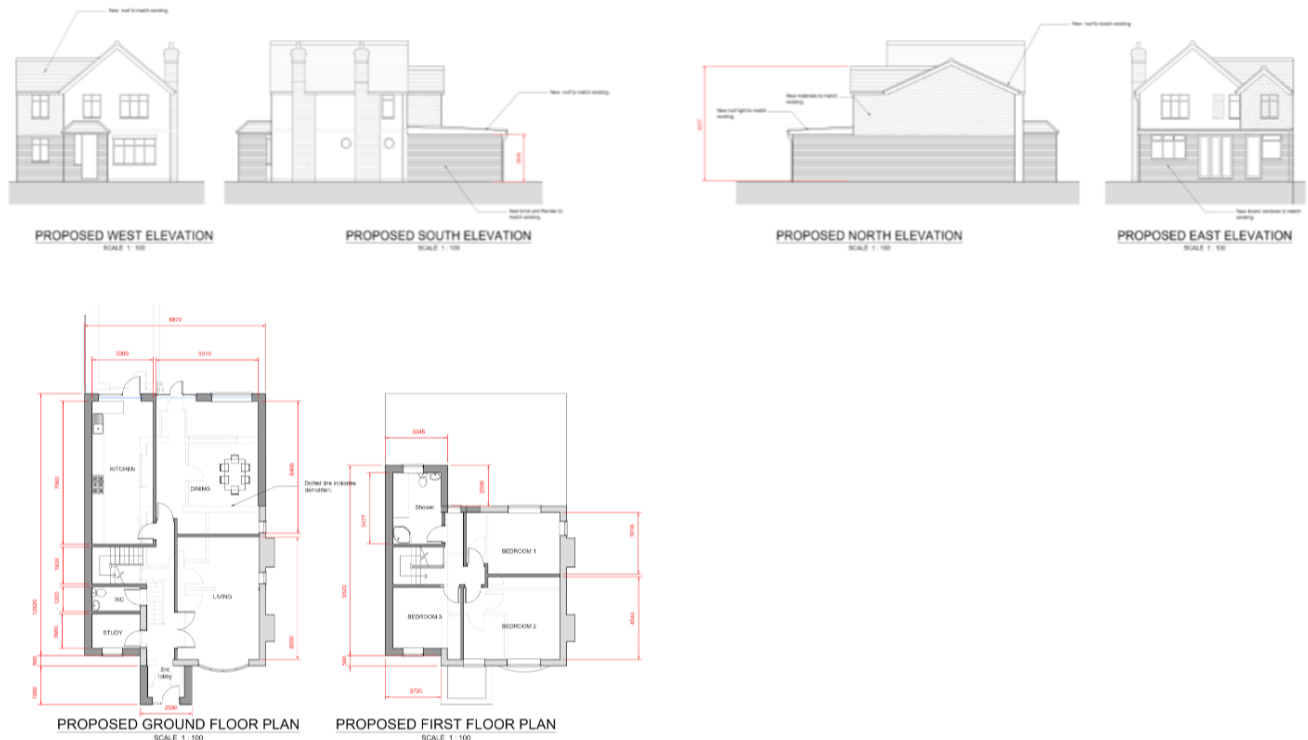
Another site visit was carried out at the property on Tuesday 1st of August following concerns regarding the development. The proposed works are underway and the proposed side extension does not appear to encroach over the neighbouring boundary, however, an informative is attached to this planning permission to remind the developer that during the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property.

The proposal required removal of the existing garage in order to implement the proposal. However, an outbuilding has been erected in the rear garden behind the footprint of the partially implemented rear extension. The outbuilding has a flat roof and measures approximately 2.4m in height. This outbuilding does not form part of this planning permission. It is considered likely, however, that the proposed outbuilding would be considered permitted development when assessed as a Certificate of Lawfulness - Proposed (CLP) application. CLP applications are not considered against the Local Plan and SPD guidance, but instead they are

simply either lawful or not (depending on whether they meet the criteria within the relevant part of the general permitted development order).

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a proposed single storey rear extension and a two storey side extension following the demolition of the existing single storey rear projection and the detached garage. The width of the side extension would be 2.270m, the extension would be set back from the front elevation of the property and would project an additional 2m beyond the existing rear elevation above the proposed ground floor element. The depth of the rear extension would be 5.5m from the original rear wall of the dwelling. The proposal also includes a new front porch. The proposed porch would have a width of 2.530m and a depth of 1.9m.



Plans considered:

Drawing No. P1391-01 - Location and Block Plan

Drawing No. P1391-02 - Existing and Proposed Floor Plans and Elevations

As received 12th June 2023

3. RELEVANT PLANNING HISTORY

230185 - Proposed single storey rear extension, 2 storey side extension and porch extension. - Permitted

230186 - Proposed 2 storey Rear extension. - Permitted

230191 - Rear extension measuring 6m in depth, with a maximum height of 3.10m, and 2.8m in height to eaves level. Notification of the construction of an extension under class A Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. - Prior Approval Not Required

4. CONSULTATIONS

The following addresses were consulted by letter.

27A Warnford Road Tilehurst, Reading
71 Church End Lane, Tilehurst, Reading, RG30 4UR
67 Church End Lane, Tilehurst, Reading, RG30 4UR
6 Bourton Close, Tilehurst, Reading, RG30 4LB

Letters of representation have been received as follows: None

RBC Transport

There are no Transport objections to this application; the submitted block plan illustrates 2 parking in tandem formation on the front drive. If any alterations to the existing vehicle access are proposed, a license from the Highways Department will be required.

Ecology

The application site comprises a detached dwelling located in Tilehurst. The proposals include the addition of two storey side extension which will require demolition of the nearby garage.

The Bat Survey report (Collington Winter, May 2023) concludes that the garage is unlikely to host roosting bats. As such, since the proposals are unlikely to affect bats or other protected species, there are no objections to this application on ecological grounds.

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)
EN12 (Biodiversity and the Green Network)
EN14 (Trees, Hedges and Woodlands)

SPD

Design Guide to House Extensions SPD 2021

6. APPRAISAL

Character and Appearance

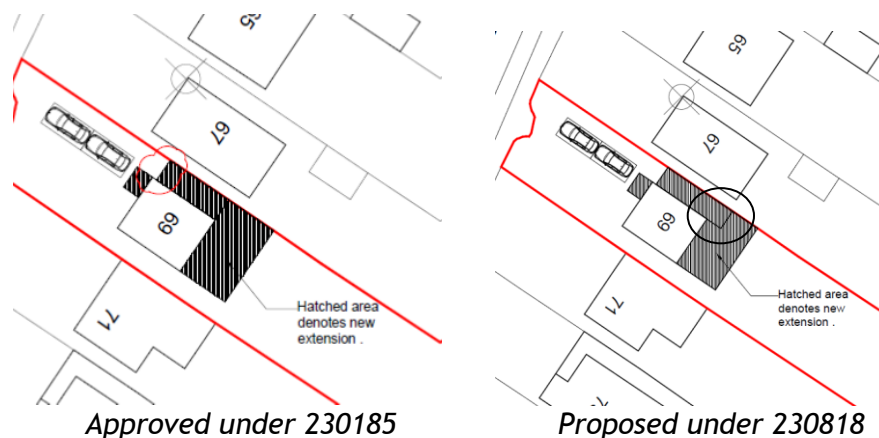
Policy H9 states that an extension to a house will be acceptable where it respects the character of the house in terms of scale, location, materials and design and respects the character and pattern of neighbouring properties and the street as a whole in terms of scale, location, materials and design, and any important existing building line. Policy CC7 also sets out relevant considerations for design.

Although the proposed combined side and rear extension is large in scale, it is considered that the plot is capable of taking an extension of this size. The proposals are considered acceptable in terms of design and the proposed materials are to match those of the existing dwelling. The ridgeline of the roof of the proposed side extension is significantly lower than that on the original house, and the side extension is in proportion with the original house overall. The rear extension has a flat sloping roof and a relatively low eaves height of 2.6m. The rear extension would not be visible from the street scene. Although the side extension and the porch extension would be visible from the street scene, it is not considered harmful to the character of the host dwelling or the surrounding area. The property is set back from the existing street and partially screened by hedges. A similar two storey side extension has been erected at no. 71 Church End Lane. There are a variety of extensions in the surrounding area, therefore, the proposals are not considered out of character. Furthermore, the road is not considered to have a distinct character, style, or scale of property.

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.

Planning permission was previously granted under reference no. 230185 for a proposed single storey rear extension, two storey side extension and a front porch extension. The current proposal is to amend the scheme slightly to include a first floor rear extension which would project an additional 2m at the rear of the proposed two storey side extension. The width of this section of the extension would be 3.045m.



The amendment to the approved scheme is not considered to cause significant additional harm to that of the previously approved scheme in terms of overbearing effects. It is also not considered that the amendment would significantly reduce the amount of daylight and sunlight

for the neighbouring properties. No. 67 Church End Lane has a living room, which is linked to a large full width rear extension kitchen/dining area served by bi-fold doors and a back door and window. The living room itself is also served by an (assumed to be) original side facing window, which prior to the rear extension would have been and continues to be a secondary window. The main daylight and sunlight to this space is from the rear. Therefore, it is considered that although there would be some additional impact from the side extension with regards to outlook and loss of light, it is not considered to be significantly detrimental to warrant refusal on this basis. There are no windows in the proposed side elevations of the extensions, however, the proposal does include one small first floor side facing window in the existing side elevation of the property adjacent to no. 71 Church End Lane. This window is not considered to cause any overlooking or harm to privacy. The extensions will not result in a loss of biodiversity within the garden, and the amount of remaining amenity space is considered acceptable. There is adequate parking for two vehicles at the front of the 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

Recommended Conditions/Informatives:

TL1 - Time limit

M1 - Materials

AP1 - Approved plans

DC1 - Parking

I24 - Grass verge

IF3 - Highways

IF1 - Positive/proactive

IF8 - Encroachment