

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Norcot

App Ref: 230555/HOU

Address: 25 Cockney Hill, Tilehurst, Reading, RG30 4HF

Proposals: Proposed single storey rear and side extension. Alterations and extension to existing outbuilding.

Case Officer: Sian Hickey

Applicant: Mrs P Chillarigae

Date received (valid from): 22 May 2023

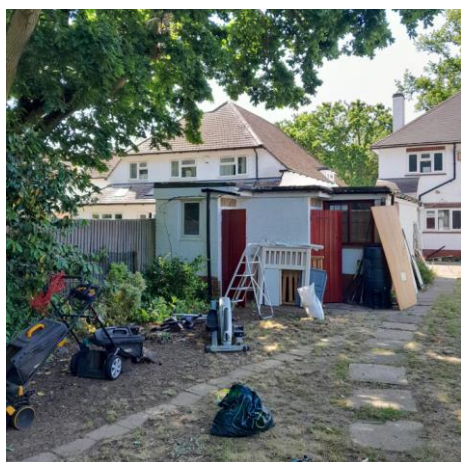
Agreed decision date (ext): 12 October 2023

1. SITE DESCRIPTION

The application site is a two storey detached dwelling located on Cockney Hill which comprises a variety of house styles. The property is not a listed building, nor does it fall within a residential area. The surrounding area is predominantly residential. There are 10 trees within the site which are subject to a Tree Preservation Order (TPO).

Site visit date: 08/06/2022

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

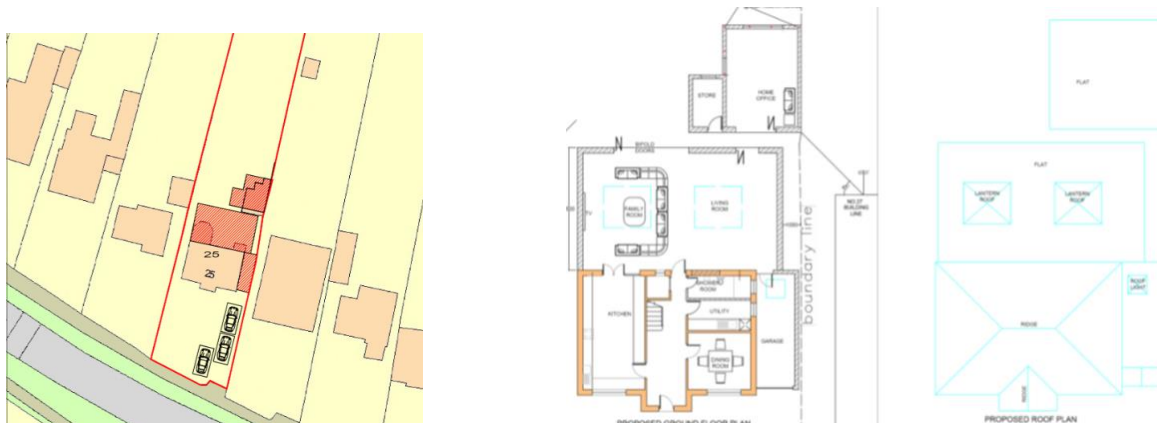
Planning permission is sought for a single storey rear and side wrap around extension following the demolition of existing conservatory and part demolition at the front of the existing detached garage/outbuilding. The extension would measure 6.5m in depth from the original rear wall of the dwelling. The extension would have a flat roof with two roof lanterns and bifold doors in the rear elevation. The proposed side extension would have garage style doors in the front elevation and would be set back slightly from the front elevation of the main dwelling.

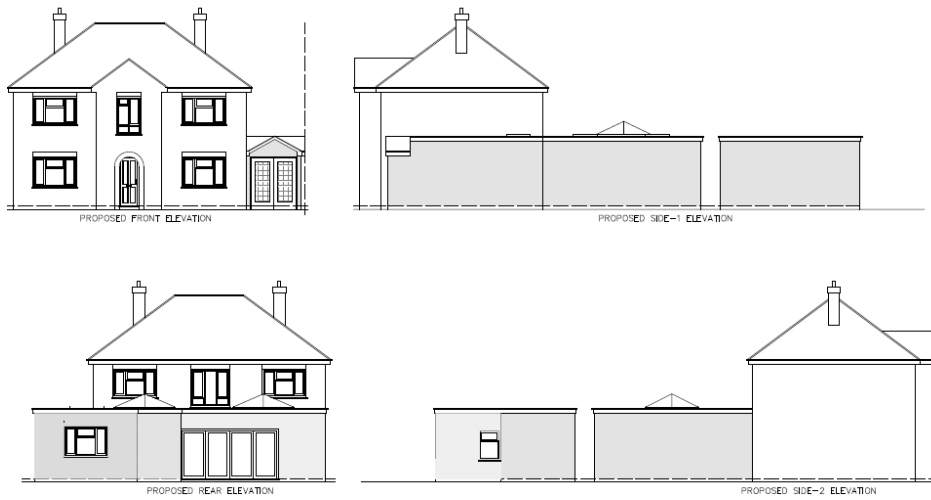
The proposal also includes alterations to the existing single storey garage/outbuilding including part demolition at the front and extensions to the side. The depth of the proposed outbuilding would be 5.7m. The outbuilding would have a flat roof and a maximum height of 3m. The use of the outbuilding would be as a home office and store.

Existing Plans



Proposed Plans:





Plans considered:

Drawing No. CH-02 - Existing Floor Plan and Elevations received 25th April 2023

Drawing No. CH-03 - Existing Garage Plan and Elevations received 25th April 2023

Drawing No. CH01-R1 - Location and Block Plan received 11th September 2023

Drawing No. CH04-R3 - Proposed Floor Plans received 11th September 2023

Drawing No. CH05 R3 - Proposed Elevations received 12th October 2023

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

The following addresses were consulted by letter.

23 Cockney Hill, Tilehurst, Reading, Berkshire, RG30 4HF

27 Cockney Hill, Tilehurst, Reading, Berkshire, RG30 4HF

Letters of representation have been received as follows: None

Ecology

The application site is a detached dwelling located in a residential area in west Reading. It is proposed to demolish the conservatory and part of the garage and add a single storey rear/side extension.

Given the extent of works, the proposals are unlikely to adversely affect bats.

As such it is considered unlikely that the proposals will impact upon bats or other protected species and there are no objections to this application on ecology grounds.

RBC Transport

The loss of the garage will result in the loss of parking, submitted location/block plan illustrates 3 parking spaces on the front drive. No changes to the existing dropped vehicle crossing are proposed.

There are no Transport objections to this application as parking is being provided in accordance with the Council's current standards.

RBC Natural Environment

The rear and side extension to the main building can be implemented without any impact to the retained trees. Its footprint is mainly within existing hardstanding and the provisioned tree protection fencing and ground protection mitigate any harm to retained trees. However, given the nature of the existing driveway, it is appropriate to provision suitable ground protection to allow for heavier construction related vehicles.

In addition to securing tree protection measures, a soil informative is attached.

With regards to the part demolition of the existing garage and the subsequent extension, there were originally a number of concerns. However, the proposed garage extension's footprint has been reduced and is now sitting at a sufficient distance to the proposed Oak tree. In conjunction with the solution for the proposed foundation for this extension, this is now agreeable in principle.

Discussions with agent

Planning officers also had concerns regarding the impact the proposed extensions would have on the neighbouring property at number 27 Cockney Hill due to the combined depth of the proposed extensions along the boundary combined with the existing depth of the detached garage. Subsequently, the applicant decided to step the rear extension in from the side boundary by 1m to create some relief to this neighbour.

The Natural Environment team originally had a number of concerns regarding the proposed alterations to the existing outbuilding due to the proximity to a protected mature Oak tree and lack of details regarding the part demolition of the outbuilding. Subsequently, the applicant decided to reduce the size of the outbuilding to increase the distance between the outbuilding and the protected Oak tree.

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

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 application site has a large rear garden and this proposal will not represent an unacceptable loss in private outdoor space. Although the combined rear and side extensions are large in scale, it is considered the plot is capable of taking a development of this size. The outbuilding is already existing and the alterations to the outbuilding would not significantly increase its footprint. There are a variety of extensions and outbuildings in the surrounding area and therefore the proposed development is not considered uncharacteristic for its location. The bulk of the development is contained at the rear, therefore posing minimal risk of harm to streetscape. The side extension will be visible from the street scene, however, the side extension is considered a subservient addition to the dwelling. Furthermore, the dwelling is significantly set back from the street and the side extension is set back from the main front elevation of the dwelling. The proposals are considered acceptable in terms of design and the materials proposed will match those of the existing.

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.

Although large in scale, the proposals are single storey in nature and there are no identified risks of the proposals causing overbearing effects. The rear element of the proposed extension is stepped in from the boundary with number 27 Cockney Hill by 1m. Furthermore, the depth of the outbuilding abutting the boundary with this neighbour will be reduced. The ground floor side facing windows in number 27 are already impacted by the existing dwelling. With regards to number 23 Cockney Hill, a sufficient distance will remain between the proposed extension and this property. Moreover, number 23 is set back from application property and therefore the proposed rear extension would only project approximately 2.5m beyond the rear wall of number 23. This neighbour also has a fairly large outbuilding on the boundary with the application site which would conceal part of the proposal. There are no proposed side facing windows in the side elevations of the proposed extension. Although the outbuilding includes one new side facing window, given the side boundary fences and the ground floor nature of the window, the window is not considered to result in any significant loss of amenity to the neighbouring occupiers. There are also no identified risks in relation to loss of sunlight and daylight.

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

M1 - Materials

AP1 - Approved plans

L7A - Arboricultural Method Statement