

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Kentwood

App Ref: 230832/HOU

Address: 100 Oak Tree Road, Tilehurst, Reading, RG31 6JY

Proposals: Part single and part two-storey rear extension and first floor side extension/roof alteration

Case Officer: Sian Hickey

Applicant: Cristina Stanca

Date received (valid from): 14 July 2023

Decision date (ext): 13th September 2023

1. SITE DESCRIPTION

The application site is a two storey detached dwelling located on Oak Tree Road, which comprises a variety of house styles, but mostly with pitched roofs and gable end features and a mixture of render and brick finishes. The property is not a listed building, nor does it fall within a conservation area. The surrounding area is predominantly residential.

Site visit date: 25/07/2023

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a part single and part two storey rear extension. The proposed rear extension would have a maximum depth of 5m from the original rear wall of the dwelling. The single storey element would have a width of 14.731m. The first floor element would be set in from both side boundaries with a width of 5.978m. The proposal also includes a part first floor side extension with roof alteration. A new roof light would be located in the side elevation, and a new roof light would be located in the rear elevation.

Plans considered:

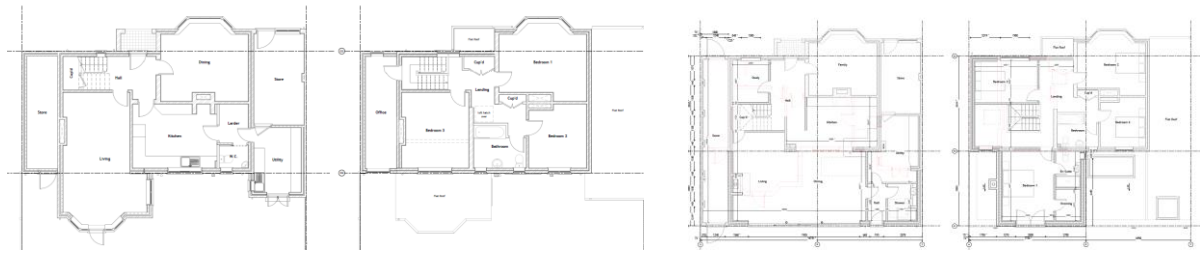
Drawing No. MAP-C4273-111 rev B - Existing Ground and First Floor Plans received 14/07/2023

Drawing No. MAP-C4273-121 rev B - Existing Loft and First Roof Plans received 14/07/2023

Drawing No. MAP-C4273-180 rev A - Existing Elevation Plans received 14/07/2023

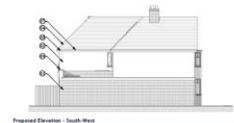
Drawing No. MAP-C4273-001 rev B - Location and Block Plans received 14/06/2023

Drawing No. MAP-C4273-211 rev B - Proposed Ground and First Floor Plans received 14/06/2023
Drawing No. MAP-C4273-221 rev B - Proposed Loft and First Roof Plans received 14/06/2023
Drawing No. MAP-C4273-280 rev B - Proposed Elevation Plans received 14/06/2023



Existing Plans

Proposed Plans



Existing Elevations

Proposed Elevations

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

The following addresses were consulted by letter.

28 Brooksby Road, Tilehurst, Reading, RG31 6LY
98 Oak Tree Road, Tilehurst, Reading, RG31 6JY
32 Brooksby Road, Tilehurst, Reading, RG31 6LY
102 Oak Tree Road, Tilehurst, Reading, RG31 6JY
30 Brooksby Road, Tilehurst, Reading, RG31 6LY

Two letters of representation have been received with regards to the following concerns:

- Storage of construction plant and materials
- Proximity to boundary
- Loss of light
- Potential damage caused by development
- Rain water pouring onto No.98 from proposed side extension/roof alteration

Officer note: some of the issues raised are not material considerations

The material considerations are explored in more depth below.

RBC Natural Environment

There are no trees directly affected by the proposed development, but there are trees on site and protected trees at the adjacent property no. 98 Oak Tree Road. The application is supported subject to a condition to secure the implementation of the proposed AMS

Ecology

The application site comprises a detached dwelling in a residential area of Tilehurst where it is proposed to add a part single part two- storey extension to the rear of the property. The house is located in an area of high suitability for foraging and commuting bats including a block of large gardens with trees to the rear and a open space with trees associated with Arthur Newbery Park 120m to the east. Moreover there are bat roosts in nearby properties.

The works will significantly affect the roof to the rear of the property and there is a risk that the proposals may impact upon roosting bats. As such a bat survey report will need to be provided before this application can be determined.

Further to the above comments, a bat survey was provided by the agent and forwarded to Ecology.

The bat survey report (Urban Tree Experts, July 2023, ref: SPH/NP/PEA-23/25.07) has been undertaken to an appropriate standard and concludes that the risk of bats being affected by the proposals is minimal. There are therefore no objections to this application on ecology 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)

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.

It is considered that the plot is capable of taking extensions of the proposed size and scale. There are a variety of rear extensions in the surrounding area and therefore this development is not considered uncharacteristic. The bulk of the proposed development is contained at the rear of the property and will not be visible from the street, therefore posing minimal risk of harm to the streetscape. It is considered that the proposed first floor side extension/roof alteration would integrate well with the host dwelling and would still accord with the overall character and appearance of the street. The overall design of the development is considered suitable and would not cause harm to the character of the host dwelling. The proposed two storey rear extension would have a pitched roof and the proposed single storey element would have a flat roof. 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 the proposed extension is large in scale, it is not considered to be harmful in respect of overbearing effects and visual dominance. The proposed two storey element of the proposed rear extension is set away from both side boundaries to no.98 and no.102 and with respect to no. 98, the single storey element of the extension would project approximately 1.3m past the rear elevation and it is considered that this would not create any significant overbearing effects or loss of sunlight and daylight. The application property has an existing single storey side extension abutting the boundary with no.102 Oak Tree Road. The existing side window of no.102 is already impacted by the existing extension. The proposed rear extension would project an additional 3.7m beyond the existing side extension. The maximum height of the single storey element would be 3.4m. It is considered there is a sufficient distance between the proposed extension and the main dwelling at no.102, furthermore, no.102 has an outbuilding in the rear adjacent to the boundary with no.100, which would screen part of the proposal. There are no windows proposed in the ground floor side elevations of the extension. One first floor side facing window would be located in the side elevation of the extension facing number 102 Oak Tree Road, this window would facilitate an en-suite. A condition is attached to this planning permission to ensure that the window will be obscure glazed. Due to the reasons mentioned above, there are no identified risks of the proposed rear extension causing detrimental harm to neighbouring properties in relation to loss of sunlight and daylight, or privacy and overlooking.

With regards to the first floor side alteration there is minimal change to the amount of built form closest to number 98 Oak Tree Road. The side extension at number 98 is not up to the boundary and so there would still be some separation, albeit it would be minimal. The proposed roof form would also create additional high level gapping. One roof light would be located in the side facing roofslope and a condition is attached to this planning permission to ensure the window would be obscure glazed. Although there would be some additional impact to the neighbour at number 98, these alterations are not considered to be significantly different to the

existing arrangement, and not so significantly detrimental to warrant refusal on this basis. The neighbour raised concerns regarding the proposal being within 1m of the boundary. This is a party wall consideration and not a planning matter, however, the applicant is reminded that no part of this development (foundations, eaves, guttering, etc.) is to encroach on, under or across the boundary line. The neighbour also raised concerns regarding how rain water would be disposed of without pouring onto number 98, however, this is also not a material consideration.

Trees

As there are trees on site a condition is attached to this application to ensure that reasonable measures are taken to safeguard trees in the interest of local amenity and the enhancement of the development itself in accordance with Policy EN14 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:

Time limit

Materials

Approved Plans

Tree Protection

Obscure Glazing