

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Abbey

App Ref: 221831/FUL

Address: 52 Gower Street, Reading, RG1 7PE

Proposals: 2 Storey side extension to enlarge 2 x 1 bedroom apartments.

Case Officer: Marcie Rejwerska

Applicant: Mr Tom Frost

Date received (valid from): 7 December 2022 **Target Decision date:** 12 October 2023 (ext.)

1. SITE DESCRIPTION

The application site is a two storey end terrace residential building located at the end of the street, north-west of Gower Street. It is located adjacent to the turn in the road which links into Mason Street. The property is a two unit dwelling house and has seen a number of alterations made to the original building. There is a shed within the rear garden and beyond which is the rest of the rear garden space which is at a higher level than the rest of the land within the site boundary.

Although the surrounding area is predominantly residential in nature (terraces of properties along Mason Street and Gower Street), the site adjoins other uses too. Beyond the north-eastern boundary is a scrap metal recycling yard (WN Thomas & Sons Ltd) and to the rear of the site (to the north-west of the site - on higher ground) is the main railway line between Reading and Reading West Stations. The area falls within an Air Quality Management Area.



Application site as seen from Gower Street. Image taken from Google Maps on 10/10/2023.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a two storey side extension with a pitched roof to create additional rooms in each flat and enlarge existing rooms towards the rear of the property. The side extension would measure a maximum depth of approximately 2.4m from the existing side elevation, and would be on the property boundary to the north. The extension would be set back from the front elevation by 2.47m. Exterior finishing materials would match the existing.



Plans considered:

A-1000 Rev C, Site Location and Block Plan, dated June 2022, received 7 December 2022

A-1010 Rev. C, Existing and Proposed Ground Floor Plan, dated June 2022, received 7 December 2022

A-1020 Rev. D, Existing and Proposed First Floor Plan, dated June 2022, received 5 October 2023

A-1100 Rev. D, Existing and Proposed Front and Rear Elevations, dated June 2022, received 5 October 2023

A-1110 Rev. D, Existing and Proposed Side Elevations, dated June 2022, received 5 October 2023

A-1120 Rev. D, Existing and Proposed Side Elevations, dated June 2022, received 5 October 2023

3. RELEVANT PLANNING HISTORY

891215 - Conversion of house into two flats - Application Refused - 06/04/1989.

090847/CLE - Certificate of lawfulness for existing use of property as 2 x one bedroom flats (one on the ground floor and one on the first floor) - Application Permitted - 27/ 8/2009

180721/FUL - Part single and part two storey side and rear extension to provide one additional self-contained residential unit (Class C3) at ground floor level and alterations to the existing ground and first floor flats (amended description) - Application Refused - 3/10/2018

4. CONSULTATIONS

The following addresses were consulted by letter.

50 Gower Street, Reading, RG1 7PE

54 Gower Street, Reading, RG1 7PE

Site notices were also displayed on site.

1 objection received from the adjoining no.54 Gower Street citing the proximity of the extensions to the boundary. This has been addressed within the report.

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)

CC1 (Presumption in Favour of Sustainable Development)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

H9 (House Extensions and Ancillary Accommodation)

H10 (Private and Communal Outdoor Space)

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.

The proposed extensions are made reasonably subservient to the host dwelling, with a setback from the front elevation and the roof set down considerably from the main ridge. The proposed extensions would be set right on the property boundary with the neighbouring scrap metal site, but this is not considered harmful as the site is not in residential use. Two storey extensions are less common in the immediate area but the proposal is not considered to harm the character of the property nor the wider street scene.

The existing parking and bin storage arrangements remain unaffected.

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.

- Privacy and overlooking;
 - No identified risk to neighbouring residential properties.
- Overbearing effects;
 - No identified risk.
- Sunlight and daylight;
 - No identified risk of overshadowing. The proposed new rooms created are considered to receive adequate levels of natural daylight/sunlight.

The existing garden arrangement remains unchanged; the garden is currently only accessible and used by the ground floor flat.

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 PERMISSION

Recommended Conditions:

1. Time Limit (Standard)
2. Approved Plans
3. Materials (To Match)
4. Use of Roof Restricted