

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Tilehurst

App Ref: 221925/HOU

Address: 49 Warnford Road, Reading, RG30 4LD

Proposals: Single storey front kitchen extension

Case Officer: Sian Hickey

Applicant: Mr Corin Lillywhite

Date received (valid from): 23 December 2022 **Target Decision date:** 17 February 2023

1. SITE DESCRIPTION

The application site is a two storey semi-detached property with a pitched roof. The property has a porch and a garage which are stepped out at the front of the property with a mono-pitched roof over. The roof extends across the full width of the front of the house creating a covered area next to the front door.

The property is not a listed building, nor does it fall within a conservation area. The surrounding area is predominantly residential.

Site visit photos taken 24 January 2023:

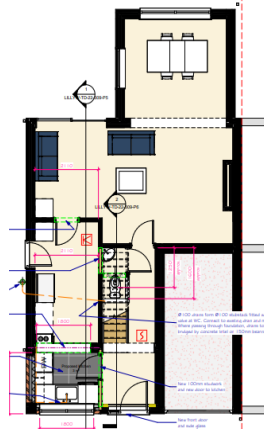
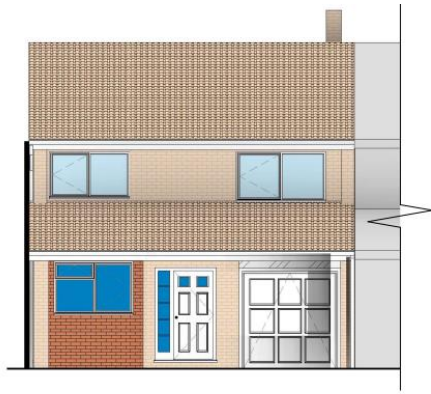


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2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought to infill the covered porch area next to the entrance door to create a single storey front extension to the existing kitchen area. The proposal also includes relocating the entrance door to the front elevation of the property.



Plans considered:

Drawing No LILLYW-TD-22-309-E1 Rev 1 - Existing Elevations
 Drawing No LILLYW-TD-22-309-E2 Rev 1 - Existing Ground Floor Plan
 Drawing No LILLYW-TD-22-309-P1 Rev 1 - Location and Block Plan
 Drawing No LILLYW-TD-22-309-P2 Rev 1 - Proposed Elevations
 Drawing No LILLYW-TD-22-309-P3 Rev 1 - Proposed Ground Floor Plan

As received 23 December 2022

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

The following addresses were consulted by letter.

47 Warnford Road, Reading
 1 Royston Close, Tilehurst, Reading, RG30 4LE
 51 Warnford Road, Tilehurst, Reading, RG30 4LD

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 Planning Policy Framework

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

H9 (House Extensions and Ancillary Accommodation)

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.

Given the small scale nature of the proposed extension it would remain subservient to the host dwelling and with materials to match which would help aid its integration with the property. Whilst visible from the street scene, it is not considered harmful to the character of the host dwelling or the surrounding area. There are nearby properties which have similar front infill extensions, which vary in their finished appearance.

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.

It is not considered that the proposed front extension would have a significant impact on the neighbouring properties in terms of sunlight and daylight, privacy and overlooking, or overbearing effects. No new windows are proposed in the side elevation. The extension is single storey in nature and the roof would remain the same as that of the existing.

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:

M1 - Materials

TL1 - Time limit

AP1 - Approved plans