

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Coley

App Ref: 231053/HOU

Address: 7 Hungerford Drive, Reading, RG1 6JA

Proposals: Single Storey Side and Rear Extension

Case Officer: James Schofield

Applicant: Mr and Mrs Ady Comerford

Date received (valid from): 26 July 2023 **Target Decision date:** 20 September 2023

1. SITE DESCRIPTION

The site is a semi-detached dwelling with an existing detached garage. Neighbouring sites have been extended to the rear with the attached neighbour, number 9 Hungerford Drive, having built an L-shaped wrap around ground floor extension.

Site visit date: 14/09/2023

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Single Storey Side and Rear Extension.

Plans considered:

Dwg No: 7HD.MP01 Existing and Proposed Plan & Elevations

As received on the 27th of July 2023

3. RELEVANT PLANNING HISTORY

None relevant.

4. CONSULTATIONS

The following addresses were consulted by letter.

6 Hungerford Drive, Reading

25 Baydon Drive, Reading, RG1 6JB

8 Hungerford Drive, Reading, RG1 6JA

26 Baydon Drive, Reading, RG1 6JB

No letters of representation have been received.

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)

TR3 (Access Traffic and Highway-related Matters)

TR5 (Car and Cycle Parking)

EN12 (Biodiversity and the Green Network)

EN14 (Trees, Hedges and Woodlands)

SPG/SPD

A Design Guide to House Extensions SPG

Revised Parking Standards and Design SPD 2011

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 ground-floor side and rear extension is considered to result in an acceptably sympathetic alteration to the character of the existing dwelling. The materials, roof design, and fenestration plan appear to be in keeping with that of the original dwelling.

The scale of the proposed changes are considered to be acceptable relative to the size of the host dwelling. The siting of the proposal reduces the potential for impact on neighbouring sites.

Further to the above analysis, the proposal accords with the aims of policies CC7 and H9 of the Local Plan (2019) with respect to character, scale and siting.

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.

The extension would, by virtue of its siting and scale, not impede upon on any 60-degree line of sight from neighbouring windows at the ground level. The proposal would not introduce any new windows capable of overlooking neighbouring sites.

The siting and height of the proposed extensions would not result in a sense of overbearingness with potential for significant overshadowing of the most usable part of the garden. Over half of the existing private outdoor amenity space for the host dwelling would be retained.

Further to this analysis, the proposal is considered to accord with the aims of policy CC8 and H10 of the Local Plan (2019).

Transport

The proposal calls for the demolition of an existing detached garage and its replacement with an attached garage. The site has a driveway alone offers sufficient parking for the site under current guidelines. Further to this, the proposal is considered to accord with the aims of policy TR3 and TR5 of the Local Plan (2019).

Trees & Ecology

The site does not have any notable vegetation within the proposal site, protected trees or identified Green Links which could be negatively impacted by the proposal.

The proposal is not considered likely to result in a net loss of biodiversity or geodiversity. As such the proposal is considered to accord with the biodiversity and sustainability considerations of Policies H9 and EN12 of the local plan.

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

Recommended Conditions:

1. Standard Time Limit (TL1)
2. Approved Plans (AP1)
3. Materials to Match (M1)