

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Norcot

App Ref: 230274/HOU

Address: 27 Dee Road, Reading, RG30 4AR

Proposals: Two storey rear extension

Case Officer: Sian Hickey

Applicant: E Edwards

Date received (valid from): 4 March 2023 **Target Decision date:** 29 April 2023

1. SITE DESCRIPTION

The application site is a two storey detached dwelling with a pitched roof. The property is not a listed building, nor does it fall within a conservation area. The surrounding area is predominantly residential.

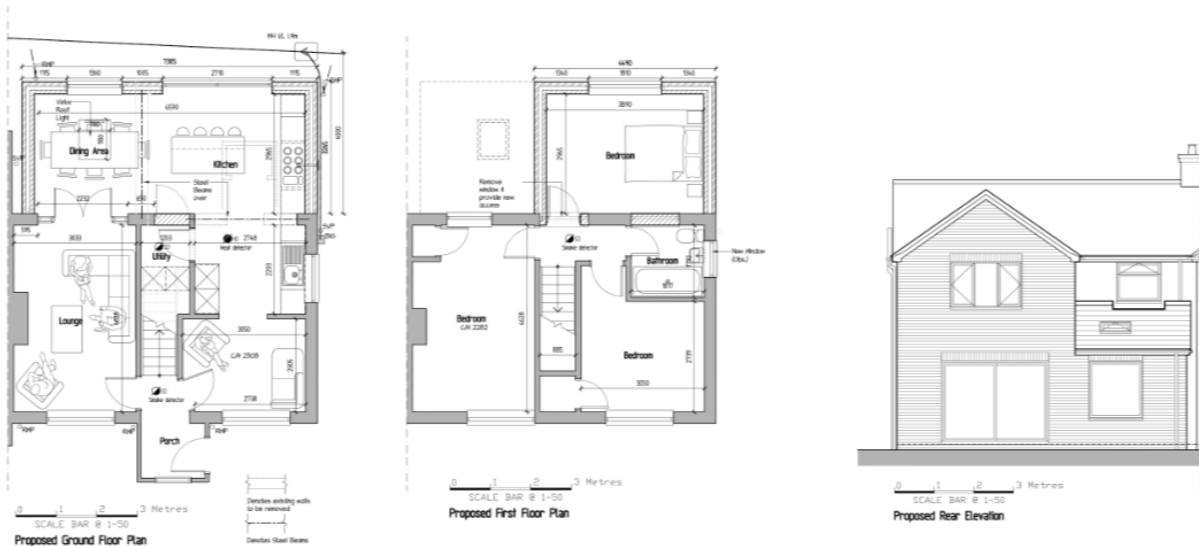
Site visit date: 30/03/2023

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for a part two storey and part single storey rear extension. The proposed extension would be stepped in from the boundary and would have a width of 7.305m at ground floor level and a width of 4.490m at first floor level. The depth of the proposed extension would be 3.265m. The two storey element would have a pitched roof, and the single storey element would have a mono pitched roof with one roof light.



Plans considered:

Drawing No. 01 – Existing and Proposed Floor Plans and Elevations, Location Plan and Block Plan

As received 4th March 2023

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

The following addresses were consulted by letter.

31 Dee Road, Tilehurst, Reading, RG30 4AR
 32 Elan Close, Tilehurst, Reading, RG30 4AU
 29 Dee Road, Tilehurst, Reading, RG30 4AR
 31 Elan Close, Tilehurst, Reading, RG30 4AU

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 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)

SPD

Design Guide to House Extensions (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.

In terms of design, the proposal is considered suitable. It is considered that the plot is capable of taking an extension of the proposed size and scale. There are other single storey rear extensions in the surrounding area and therefore this development is not considered uncharacteristic. Although two storey rear extensions are not common in the immediate area, the two storey element 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. The proposed roof pitch of the second storey element is set down from the main roof ridge line. A mono pitch roof will extend over the proposed single storey element. The materials proposed will match those of the existing dwelling. Overall, the proposed development is not considered to cause harm to the character and appearance of the host dwelling or the wider area.

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 proposed extension is stepped in by approximately 0.2m from the boundary of the neighbouring property at no.32 Elan Close. The two storey element of the proposed extension is then stepped in by an additional 2.815m to further reduce the impact on this neighbour. There is a sufficient distance between the proposed extension and numbers 39 and 41 Dee Road. Therefore, there are no identified risks to the neighbouring properties of the proposed rear extension appearing overbearing. It is considered that although there would be some additional impact from the two storey rear extension with regards to outlook and loss of light for the neighbouring properties at 39 and 41, it is not considered to be significantly different to the existing arrangement, and not so significantly detrimental to warrant refusal on this basis. There are no identified risks in relation to privacy and overlooking. A new first floor window is proposed in the existing side elevation of the dwelling and a condition is recommended for the window to be obscure glazed.

The extension will not result in a loss of biodiversity within the garden, and the amount of remaining amenity space is considered acceptable. There is adequate parking for three vehicles at the front of the property.

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

AP1 – Approved Plans

M1 – Materials

PD3 – Obscure glazing