

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Emmer Green

App Ref: 221545/HOU

Address: 31 Eric Avenue, Emmer Green, Reading, RG4 8QU

Proposals: Convert existing garage into accommodation, infill existing carport to form garage and first floor side extension as approved under Application No: 220240, with minor alteration of side first floor extension lining up over existing front wall.

Case Officer: Beatrice Malama

Applicant: Mr & Mrs Cooper

Date received (valid from): 17 October 2022 **Target Decision date:** 12 December 2022

1. SITE DESCRIPTION

The application site is a two storey detached dwelling house located towards the end of Eric Avenue. The area is predominantly residential comprising of single and two storey detached properties. Whilst many properties in the street are built of brick with pitched roofs, there is a variation in terms of style and design of most houses. The street is characterised by house extensions of various forms.

The application site is built of redbrick with a pitched roof. Located north east of the site is a golf course. The building is not listed and does not fall within a conservation area.

2. BACKGROUND, PROPOSAL AND SUPPORTING INFORMATION

Planning application ref. 220240/HOU Convert existing garage into accommodation, infill existing carport to form garage and first floor side extension as approved in May 2022.

Planning application is sought for a similar proposal but with minor alteration of side first floor extension lining up over existing front wall

Plans considered:

22/868-01 - Existing Plans and Elevations dated October 2022, received 2022

22/868-03 - site and Location Plans dated Jan 2022, received 17 October 2022

22/868-02 - Rev C - Proposed Plans and Elevations dated Jan 2022, received 17 October 2022

3. RELEVANT PLANNING HISTORY

220240/HOU - Convert existing garage into accommodation, infill existing carport to form garage and first floor side extension - permitted 16/05/2022

131071/FUL - Part single part two storey side extension - Permitted - 19/ 9/2013

4. CONSULTATIONS

Internal Consultation

Transport - No objections subject to conditions as recommended.

Public Consultation

The following addresses were consulted by letter.

33 Eric Avenue, Emmer Green, Reading, RG4 8QU
29 Eric Avenue, Emmer Green, Reading, RG4 8QU

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)

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 design and details of the proposed extension would mirror that on the existing house. In addition, exterior finishes including the proposed roof finish would match the existing house as such it is considered that the proposed extension would not detract from the appearance of the

original building. Furthermore, whilst the proposed changes to the existing house would be noticeable, this is not considered to have a detrimental impact on the character and appearance of the existing house and the wider street.

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.

Whilst the proposed works would result in the existing upper floor side facing bathroom being closer to the property boundary, no new views would be created as a result of the extension. As such the proposal would not likely result in any loss of privacy to the neighbouring property at no 29.

Regarding the impact on the amount of daylight and sunlight, due to the existing relationship between the host house and adjoining neighbouring properties, it is considered unlikely that the proposed upward extension would significantly reduce the amount daylight and sunlight enjoyed by the neighbouring property at 29 Eric Avenue. In addition, the proposal is not considered overbearing as the development

With regard to the amenity of gardens, the proposed extension would result in a marginal increase in the property's footprint as such the amount of usable space would not be reduced to an unacceptable degree. The existing garden space would remain unchanged.

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

Application Permitted

Recommended Conditions:

- Time Limit (Standard)
- Approved Plans
- Materials (To Match)
- Vehicle Parking (As Specified)