

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Norcot

App Ref: 230934/HOU

Address: 32 Waverley Road, Reading, RG30 2PX

Proposals: Single storey rear infill extension

Case Officer: Sian Hickey

Applicant: Mr Andrew Walden

Date received (valid from): 4 July 2023 **Target Decision date:** 29 August 2023

1. SITE DESCRIPTION

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

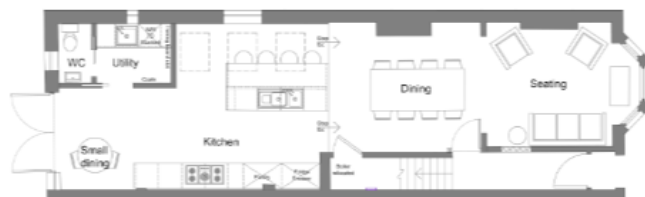
Site photo:



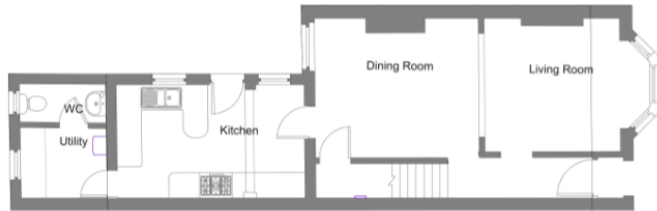
2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey rear/side infill extension that aligns with the current side wall. The proposed extension would have a mono-pitched roof which would join to the roof over the existing single storey rear outrigger. New double doors and three small windows would be located in the rear elevation, and two windows would be located in the side elevation. Three rooflights would be located in the roof of the proposed side extension.

Proposed Ground Floor Plan:



Existing Ground Floor Plan:



Plans considered:

Drawing No. 23026_001 rev 00 - Existing and Proposed Location Plans received 5th July 2023
Drawing No. 23026_002 rev 00 - Proposed Block Plan received 5th July 2023
Drawing No. 23026_003 rev 01 - Existing Site Plan [Trees & protection] received 5th July 2023
Drawing No. 23026_006 rev 00 - Existing Floor Plans and Elevations received 5th July 2023
Drawing No. 23026_007 rev 00 - Existing Elevation Material Details received 5th July 2023
Drawing No. 23026_011 rev 02 - Proposed Elevations Material Details received 24th August 2023
Drawing No. 23026_010 rev 02 - Proposed Floor Plans and Elevations received 24th August 2023
Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement dated 27th July 2023, prepared by Advanced Arboriculture, received 27th July 2023

3. RELEVANT PLANNING HISTORY

230796 - Single storey side extension and ground floor remodel. - WITHDRWN

4. CONSULTATIONS

The following addresses were consulted by letter.

30 Waverley Road, Reading
Flat 1, 34 Waverley Road, Reading, RG30 2PX
Flat 2, 34 Waverley Road, Reading, RG30 2PX

Letters of representation have been received as follows: None

RBC Natural Environment

This site is within Norcot ward but sits literally across the road from the low canopy cover ward Battle, and is partially within the Air Quality Management Area, therefore tree retention and planting are important in assessing this application.

With reference to the **Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement** provided by Advanced Arboriculture dated 27 July 2023, the following are noted:

Three trees are growing in the area but none are directly affected by the proposed development. However, one Apple tree (T1) requires temporary tree protection measures installed to mitigate against construction site related activity.

Construction Exclusion Zones and Temporary Ground Protection are provisioned by the **Arboricultural Method Statement Ref TH/B777/0723 Rev 1.1** and their location is shown on the **Tree Protection Plan Ref. TH/B777/0723 Rev 1.1**, which is agreeable (albeit, for future reference, different drawings/plans should be assigned individual references).

Implementation of the provisioned tree protection measures should be secured via condition.

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)

EN14 (Trees, Hedges and Woodlands)

SPD

Design Guide to House Extensions SPD 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.

The proposed extension is considered acceptable in terms of scale and would be a subservient addition to the dwelling. The proposed extension would infill a gap between the rear wall of the host dwelling and the existing rear projection, the proposal would not project beyond the rear wall of the existing outrigger. The proposed extension would align with the existing side wall and would be contained at the rear, therefore, there is no risk of the development causing harm to the street scene. In terms of design, the proposed extension is considered suitable and would be complimentary to the existing dwelling with materials to match. Many of the neighbouring properties have rear extensions, therefore the proposal is not considered out of character for its location.

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.

By virtue of its single-storey height and roof form, the proposed side/rear infill extension is not considered to give rise to any detrimental impact on the amenity of neighbouring properties in terms of overbearing effects, loss of light, or overlooking. A sufficient distance will remain between the proposed extension and the neighbouring boundary with no. 34 Waverley Road.

Trees

There are trees growing close to the proposed development. The Natural Environment team have confirmed that the details of the tree protection measures are acceptable and a relevant condition has been attached to this permission. The proposal therefore complies with Policies CC7 and EN14 of the Reading Borough Local Plan 2019.

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:

Time Limit

Materials

Approved Plans

Tree Protection