

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Tilehurst

App Ref: 221888/HOU

Address: 50 Park Lane, Tilehurst, Reading, RG31 5DT

Proposals: Single storey rear extension to replace existing gazebo/canopy

Case Officer: Sian Hickey

Applicant: Mr Otty

Date received (valid from): 16 December 2022 **Target Decision date:** 10 February 2023

1. SITE DESCRIPTION

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

Site visit date: 17/01/2023

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey rear extension to replace the existing gazebo/canopy. The proposed rear extension would have a width of 4.040m and a depth of 4.950m.



Plans considered:

Drawing No. MAP-C4580-001 - Location and Block Plans
Drawing No. MAP-C4580-111 - Existing Floor Plans
Drawing No. MAP-C4580-141 - Existing Roof Plan
Drawing No. MAP-C4580-180 - Existing Elevations
Drawing No. MAP-C4580-211 - Proposed Floor Plans
Drawing No. MAP-C4580-241 - Proposed Roof Plans
Drawing No. MAP-C4580-280 - Proposed Elevations
Drawing No. MAP-C4580-281 - Proposed Side Elevations

As received 16 December 2022

3. RELEVANT PLANNING HISTORY

080567 - Two storey side extension and single storey rear extension - Refused

4. CONSULTATIONS

The following addresses were consulted by letter.

52 Park Lane, Tilehurst, Reading, RG31 5DT

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)

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.

The proposed rear extension would be subservient to the main dwelling and the rear garden would be capable of taking an extension of this size, the proposal is therefore considered acceptable in terms of scale. The proposed design and materials complement the existing dwelling. The proposal is not considered out of character as there are a variety of rear extensions and outbuildings in the surrounding area. Although the proposed extension is at the rear it is slightly visible from the street scene, however, it is not considered to result in such an incongruous addition to result in any unacceptable harm to either the character of the host property or wider street scene such to warrant a refusal on this basis.

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 replaces an existing gazebo structure. Although the proposed extension will be more noticeable to the residents of neighbouring properties as its depth and height will be slightly greater, however, it is not considered to be harmful in respect of privacy and overlooking, visual dominance or loss of sunlight and daylight. Due to its single storey nature and the position of the proposed extension, there are no identified risks to the neighbouring properties of the proposal appearing overbearing.

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

M3 - Materials