

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Southcote

App Ref: 231131/HOU

Address: 63 Virginia Way, Reading, RG30 3QR

Proposals: Proposed Single storey rear and a front porch extension.

Case Officer: James Schofield

Applicant: Mr Marcin Augustyniak

Date received (valid from): 9 August 2023

Target Decision date: Originally 3 November 2023; Extension of time agreed until 15th of December 2023

1. SITE DESCRIPTION

The proposal site is a mid-terrace house which previously had a small alley-way to the rear.

Site visit date: 12/10/2023

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for a single-storey front porch and a rear extension to the rear. Plans considered:

~~Dwg No. P1441-01 Location & Block Plan (Superseded)~~

~~Dwg No. P1441-02 Plans and Elevations (Superseded)~~

As received on the 9th of August 2023

Dwg No. P1441-01 Location & Block Plan

As received on the 22nd of August 2023

Dwg No. P1441-02A Plans and Elevations

As received on the 5th of December 2023

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter.

65 Virginia Way, Reading, RG30 3QR
61 Virginia Way, Reading, RG30 3QR

No letters of representation have been received.

Transport:

Transport officers initially raised concerns regarding shortening of the driveway, but these were withdrawn after plans demonstrated the porch would not affect the level of parking provision. Transport officers then recommended including a condition to maintain the parking provision as specified. Given the proposal does not actually revise the parking plan, the planning officer takes the view that this is out of scope for the application and not justified in this instance. The recommended informatives regarding highways and the verge are considered to be useful and should be included.

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 2023
National Planning Practice Guidance 2014 onwards

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
H9 (House Extensions and Ancillary Accommodation)

SPG/SPD

A Design Guide to House Extensions SPG

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. Policy H10 seeks to ensure that the amenity of gardens and other outdoor areas are not compromised.

The proposed front porch, whilst clearly visible, would be subservient to the host property. Given the setback from the road, is not considered to be so incongruous to result in any material harm either to the host property or street scene. The proposed rear extension would be large, extending the width of the dwelling. However, it would remain subservient with materials to match and sufficient amenity space would remain.

As such, the proposal accords with local policies H9 and CC7.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. 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 siting, scale, and design of the front porch ensures that this part of the proposal will not shade any part of neighbours windows, as the most relevant part of the adjacent site is the front door of number 65 Virginia Way.

The original scale and design of the rear extension lead to requests for amendments on the part of the planning officer to avoid any impacts for neighbours on access to sunlight or overbearingness concerns. The revised proposal is for a flat roof at a height of 2.5 metres and a depth of 2.2 metres which is considered to be reasonably unobtrusive for the site.

Owing to the flat roof nature of the rear extension proposed, it is considered necessary to include a condition stipulating that the flat roof area shall not be used as a roof terrace, and any access out onto this area shall be for maintenance/means of escape purposes only. This is in order to prevent any detrimental impacts of overlooking and/or noise and disturbance of the neighbouring premises.

Further to this analysis, the proposal is considered to accord with local policies H10 and CC8.

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
2. Approved plans
3. Materials (to match)
4. Roof restriction