

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Norcot

App Ref: 231080/HOU

Address: 1 Stour Close, Tilehurst, Reading, RG30 4DN

Proposals: Installation of PVCU conservatory to rear of property

Case Officer: Sian Hickey

Applicant: Mr and Mrs Barnett

Date received (valid from): 31 July 2023 **Target Decision date:** 25 September 2023

1. SITE DESCRIPTION

The application site is a two storey end-of-terrace property 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.

A site visit was carried out at the property on 12/04/2023 when the previous planning application was submitted.

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the installation of PVCU conservatory to rear of property. The proposed conservatory would project 3.5m from the original rear wall of the dwelling.





Plans considered:

Location Plan
Block Plan
Proposed Plan and Elevations
Existing Plan and Elevations

As received 31st July 2023

3. RELEVANT PLANNING HISTORY

230374 - Erection of a single storey rear extension with fenestration changes. - PERMITTED

4. CONSULTATIONS

The following addresses were consulted by letter.

2 Stour Close, Tilehurst, Reading, RG30 4DN

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)

SPD

Design Guide to House Extensions SPD 2021

6. APPRAISAL

Character and Appearance

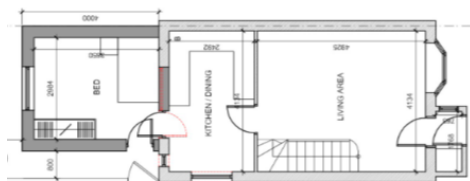
Policy H9 states that an extension to a house will be acceptable where it respects the character of the house in terms of scale, location, materials and design and respects the character and pattern of neighbouring properties and the street as a whole in terms of scale, location, materials and design, and any important existing building line. Policy CC7 also sets out relevant considerations for design.

In terms of design, the proposed conservatory is considered suitable. The depth of the proposed conservatory is 3.5m and therefore complies with the guidance on rear extensions within the SPD. The garden is capable of taking a conservatory of the proposed scale and it is considered subservient to the main dwelling. The amount of remaining amenity space at the front and rear of the property is considered acceptable. The proposal is not considered out of character as there are a variety of rear extensions and conservatories within the vicinity. The conservatory would only partially be visible from the street as the rear garden is largely screened by a high hedge. Overall, the proposed development is not considered particularly harmful to the character of the area or the property itself.

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.

Planning permission was previously granted under reference no. 230374 for a proposed single storey rear extension. The previously approved extension projected an additional 0.5m and was closer to the common boundary with the neighbouring property.



Approved under ref 230374

Due to the position, scale, and materials, the proposed conservatory would have less impact on the neighbouring amenity than the previously approved extension.

Due to the single storey nature of the proposed conservatory, there are no identified risks in relation to overbearing effects, privacy and overlooking, or loss of sunlight and daylight.

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