

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Church

App Ref: 220259/HOU

Address: 59 Stanhope Road, Reading, RG2 7HW

Proposals: Erection of a double storey side extension with loft level and first and second floor rear extension.

Case Officer: Marcie Rejwerska

Applicant: Takwana Chenyika

Date received (valid from): 22 February 2022
(ext.)

Target Decision date: 10 February 2023

1. SITE DESCRIPTION

The application site is a two storey semi-detached dwelling on Stanhope Road. The property is set back from the road by way of a paved driveway. There is an existing single storey extension at the rear which also extends past the side elevation. Stanhope Road is a residential road comprised of semi-detached dwellings and apartment blocks. The property is not listed nor in a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a two-storey side and rear extensions. The proposed side extension measures 3.7m in width x 6.34m in depth. The extension is set back from the front elevation at the first floor by 0.93m, with a pitched roof below. The extension has a pitched roof, converted from hip to gable end to accommodate a loft conversion.

At the rear, the proposed first floor extension above the existing single storey measures 3.95m in depth x 5.12 in width. The extension has a gable roof and new windows at the first and loft level.

All proposed materials will match the existing.

Plans considered:

01, Location plan, dated 22 February 2022, received 24 February 2022

11, Existing site plan, dated 22 February 2022, received 24 February 2022

15, Existing front elevation, dated 29 January 2022, received 24 February 2022

16, Existing rear elevation, dated 29 January 2022, received 24 February 2022

17, Existing west elevation, dated 29 January 2022, received 24 February 2022

13, Existing first floor plan, dated 26 January 2022, received 24 February 2022

12, Existing ground floor plan, dated 26 January 2022, received 24 February 2022

14, Existing roof plan, dated 26 January 2022, received 24 February 2022

18, Existing section A, dated 26 January 2022, received 24 February 2022

Drwg Nos. 11-18, Rev. A, Proposed plans and elevations, dated 23 December 2022, received 19 January 2023

Drwg Nos. 1-3, Rev. A, Proposed site and block plan, dated 23 December 2022, received 19 January 2023

3. RELEVANT PLANNING HISTORY

070622 - Double storey side extension; part double storey rear extension - Application permitted on 24/7/2007 but not implemented

080777 - Two storey side and rear extension - Application permitted on 17/10/2008 but not implemented

141099 - Double storey side extension + part first floor rear extension & converting existing house to HMO + new drop kerb to create additional parking. - Application withdrawn on 5/9/2014

170887 - Erection of a double storey side extension and first floor rear extension. - Application permitted on 17/7/2017 but not implemented

200547 - Non-Material Amendment to permitted application 170525 to erect a double storey side extension and first floor rear extension. - Application withdrawn on 30/4/2020

4. CONSULTATIONS

The following addresses were consulted by letter.

65 Stanhope Road, Reading, Berkshire, RG2 7HW

57 Stanhope Road, Reading, RG2 7HW

61 Stanhope Road, Reading, RG2 7HW

63 Stanhope Road, Reading, RG2 7HW

67 Stanhope Road, Reading, RG2 7HW

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)

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.

The proposed extensions are large in scale and represent the limit of what is likely to be permitted on this site. The set down roof of the side extension and the set back at the first floor façade create the appearance of the extension being subservient to the main dwelling. The proposed extensions are likely to be visible from the road due to the positioning of the property however this is not considered to pose a risk to outlook of the wider street scene, as similar extensions are common on Stanhope Road.

The design of the proposal is sympathetic to the host dwelling and is therefore considered acceptable.

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.

- Privacy and overlooking;
 - No identified risk. There is sufficient spacing between the apartment blocks at the rear of the application site to mitigate concerns of overlooking.
- Overbearing effects;
 - No identified risk; the positioning of the property mitigates this to an extent.
- Sunlight and daylight;
 - No identified risk; the design of the proposed first floor rear extension is not considered harmful to the adjoining neighbour.

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 PERMISSION

Recommended Conditions:

TL1

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