

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Kentwood

App Ref: 230136/HOU

Address: 999 Oxford Road, Tilehurst, Reading, RG31 6TL

Proposals: Single storey rear extension

Case Officer: Gary Miles

Applicant: Mrs Tandon-Cook

Date received (valid from): 6 February 2023 **Target Decision date:** 3 April 2023

1. SITE DESCRIPTION

The application site is a large detached dwelling-house located off the Oxford Road near to the westerly borough boundary. The property is constructed using brick and block with white render and a grey tiled roof. The property has been subject to refurbishment and extensions over the years. The property has a larger than average frontage and rear garden which is mainly laid to lawn. The property is not listed nor within a conservation area.

The street is characterised by large two-storey detached and semi-detached properties of similar age but varying style with distinct gaps between the properties. A number of properties have been subject to modernisation and extensions over the years of differing design and scale.

Site visit date: 2nd March 2023



Site photo: rear elevation

2. PROPOSAL AND SUPPORTING INFORMATION

Single storey gable fronted pitched roof rear extension constructed using an Ultraframe 380 replica roof tiling system and 4 no. double glazed roof panels and Bi-fold doors. The proposal includes cutting the roof to fit around the existing flu.

Plans considered:

Drawing: Site Location Plan - not dated

Drawing: Existing Front Elevation - not dated

Drawing: Existing Right Side Elevation - not dated

Drawing: Existing Left Side Elevation - not dated

Drawing: Existing Rear Elevation - not dated
Drawing: Existing Floor Plan
Drawing: Proposed Base Plan - not dated
Drawing: Proposed Plan - not dated
Drawing: Proposed Rear Elevation - not dated
Drawing: Proposed Pan - Flue Plan
Received by the Local Planning Authority on 6th February 2023

Following concerns regarding the proposed Ultraframe 380 replica roof tiling system the following plans were submitted.

4 computer generated illustrations showing views to include plan view and side elevations - not dated.

Drawing: Ultraframe - UltraRoof Order Confirmation 552 - dated 23rd March 2023

Received by the Local Planning Authority on 23rd Mar 2023

3. RELEVANT PLANNING HISTORY

Reference 100897 - Change of use from educational use to residential use - Permitted Oct 2010

Reference 121715 - Pre-application enquiry relating to a proposed ground and first floor extension to the rear and the removal of the existing pitched roof and its replacement with a contemporary flat roof - observations sent Feb 2013

Reference 130901 - Two storey rear extension and removal of existing ground floor front bay window - Permitted Sept 2013

Reference 131082 - rear extension, alterations and outbuildings - Withdrawn July 2013

4. CONSULTATIONS

The following addresses were consulted by letter.

12 Clevedon Road, Tilehurst, Reading, RG31 6RL

1003 Oxford Road, Tilehurst, Reading, RG31 6TL

997 Oxford Road, Tilehurst, Reading, Berkshire, RG31 6TL

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)

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 proposal is not considered to be detrimental to neighbouring properties in terms of scale, or location. The choice of the proposed gable fronted pitched roof matches the pitched roof of the existing property and therefore it will blend in. The agent confirms the proposed Ultraframe 380 replica roof tiling system will be grey in colour and is designed to imitate a traditional tiled roof. The proposal is therefore not considered to be detrimental to neighbouring properties or the wider streetscene and therefore it complies with policy H9 and CC7 of the Reading Borough Local Plan 2019.

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 proposal is for a single storey extension only and it is therefore not considered be harmful to the privacy to the neighbouring property at 997 Oxford Road. The eaves of the proposal are less than 2.5m from ground level and the ridge height is less than 3.5m from ground level - the proposal is therefore not considered to be overbearing to neighbouring properties. It is not considered the proposed single storey extension will reduce sunlight or daylight to neighbouring properties.

The proposal complies with policy H9 and CC8 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:

TL1

AP1

M3 (materials in accordance with details/drawings)