

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Norcot

App Ref: 230343/HOU

Address: 69 Waverley Road, Reading, RG30 2QB

Proposals: Proposed single storey side infill extension, changes to the fenestration and internal alterations.

Case Officer: Sian Hickey

Applicant: Helen Fasham

Date received (valid from): 15 March 2023

Target Decision date: 10 May 2023

1. SITE DESCRIPTION

The application site is a two storey semi detached dwelling in a residential area. The property is not a listed building nor does it fall within a conservation area.

Site visit date: 12/04/2023

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION



Planning permission is sought for a proposed single storey side infill extension. The extension would be located between the rear wall of the existing house and an existing single storey side/rear extension. The proposal also includes new patio doors and full length windows in the existing rear elevation, a new door and an obscure glazed window in the side elevation of the proposed extension, and two new high level ground floor windows in the existing side elevation of the dwelling. A new roof light is proposed in the roof of the existing single storey rear extension.

Plans considered:

Drawing No. 005_A - Existing 3D View and Roof
Drawing No. 004_A - Existing Elevations
Drawing No. 003_A - Existing Floor Plans
Drawing No. 001_A - Existing Location and Block Plans
Drawing No. 050_A - Proposed Location and Block Plans
Drawing No. 054_A - Proposed Interior Views
Drawing No. 053_A - Proposed Roof Plans
Drawing No. 052_A - Proposed Elevations
Drawing No. 051_A - Proposed Floor Plans

As received 15th March 2023

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

The following addresses were consulted by letter.

67 Waverley Road, Reading, RG30 2QB
71 Waverley Road, Reading, RG30 2QB

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.

The proposed extension is considered suitable in terms of design, and materials have been selected to match those of the existing dwelling. The width and height of the proposed extension will be the same as the existing rear/side extension. The overall scale of the proposal is considered to be subservient to the original dwelling. Rear extensions are not uncommon in the surrounding area, therefore the proposal is not considered out of character for its location. The proposed extension is contained at the rear of the property and will not be visible from the street, therefore posing minimal risk of harm to the street scene.

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 is single storey in nature and infills a gap in the side elevation of the dwelling. The proposed extension would not protrude any further than the existing side elevation building line and there is a sufficient gap between the dwelling and the neighbouring boundary. Therefore, there are no identified risks in relation to overbearing effects. There are also no identified risks in relation to loss of sunlight and daylight. With regards to privacy and overlooking, the proposal includes a new door in the side elevation as well as a new high level window and a new obscure glazed window. The fenestration is considered acceptable and unlikely to cause any additional harm than that of the existing.

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