

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Park

App Ref: 230469/HOU

Address: 58 Hamilton Road, Reading, RG1 5RD

Proposals: Demolition of existing side out building and erection of side extension with new Velux roof lights to extension and existing roof.

Case Officer: Gary Miles

Applicant: J Bishop & K Wanelik

Date received (valid from): 11 April 2023 Target Decision date: 20 June 2023

1. SITE DESCRIPTION

The application site is a semi-detached dwellinghouse, located on the western side of Hamilton Road. Hamilton Road is characterised with a mixture of modest and grand detached and semi-detached properties, apartments and flats. The properties are of varying age, character and style constructed using a variety of brick colours with tiled pitched roofs, and have distinct gaps between the larger properties. The property has a larger than average rear garden mainly laid to lawn and a frontage, with parking for 2 cars and a mature hedge to the front and between the adjoining properties. A number of properties in the street have been subject to extensions of differing size and styles over the years including many properties extending to the side similar to the proposed, the attached neighbouring property has been subject to a modest single storey rear extension. The property is not listed but is within the South Park conservation area.

Drive-by site visit date: 27th April 2023

2. PROPOSAL AND SUPPORTING INFORMATION

Proposals to demolish the existing timber constructed out building to the side of the property and construct a side extension with lean to style roof with 4 no. new Velux roof lights and 3 no. new Velux roof lights to the existing roof and existing loft space of property.

Plans considered

Drawing no: 01 rev D - Existing & Proposed Plans & Elevations - dated Nov 2022

Received by the Local Planning Authority on 11th April 2023

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter.

60 Hamilton Road, Reading, Berkshire, RG1 5RD

56 Hamilton Road, Reading

33 Eastern Avenue, Reading, RG1 5RU

33a Eastern Avenue, Reading, RG1 5RU

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:

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

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

Revised Parking Standards and Design SPD 2011

Relevant Conservation Area Appraisal

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, a single storey side extension with 4 no. skylights in the proposed lean to slate covered roof. The proposed extension is to be set back from the original front elevation and will be constructed using materials to match the existing property i.e. brick walls and slate roof. The proposed lean to style roof compliments the angle of the pitched roof on the existing property. Three Velux style skylights are proposed to the main roof of the existing property and existing loft space however these will be hidden from view to the front elevation. The overall appearance will be acceptable in the context of the existing house and wider streetscene and

therefore the proposed changes are considered acceptable in terms of design, quality and scale and thus complies with Policies CC7 and H9 of the Reading Borough Council Local Plan 2019 and the Design Guide to House Extensions 2021.

Officers believe the proposed changes will not hinder the South Park conservation area and therefore comply with section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act.

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 only with a lean to style roof, it is not believed the proposal will feel overbearing or overlook neighbouring properties. It is considered that the proposal will not have a negative impact on daylight or sunlight, as the proposal is partly replacing an existing structure of similar height, will be set back from the front elevation and offset from the boundary with no. 60 Hamilton Road. The proposal is therefore considered compliant with policies H9 & CC8 of the Reading Borough Council 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
M1