

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Coley

App Ref: 221638/HOU

Address: 4 Maitland Road, Reading, RG1 6NL

Proposals: Single storey rear extension

Case Officer: Sian Hickey

Applicant: Benjamin Houghton

Date received (valid from): 1 November 2022 **Agreed decision date:** 27 April 2023 (EXT)

1. SITE DESCRIPTION

The application site is a two storey semi-detached dwelling located in Downshire Square Conservation Area. The property is not a listed building. The surrounding area is predominantly residential.

Site visit date: 22/11/2022

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey rear extension to replace the existing conservatory. The proposed extension would have a flat roof with a roof window. Double doors and full length windows would be located in the rear elevation of the extension.



Plans considered:

Location Plan received 01 November 2022

Drawing No. A101+A201 P4 - Existing and Proposed Block Plans received 25 April 2023

Drawing No. A102+A202 P4 - Existing and Proposed Ground Floor Plans received 25 April 2023

Drawing No. A103+A203 P4 - Existing and Proposed First Floor Plans received 25 April 2023

Drawing No. A104+A204 P4 - Existing and Proposed Loft Plans received 25 April 2023

Drawing No. A105+A205 P4 - Existing and Proposed Roof Plans received 25 April 2023

Drawing No. A106+A206 P4 - Existing and Proposed Section 1 received 25 April 2023

Drawing No. A107+A207 P4 - Existing and Proposed Section 2 received 25 April 2023

Drawing No. A108+A208 P4 - Existing and Proposed Front Elevations received 25 April 2023

Drawing No. A109+A209 P4 - Existing and Proposed Rear Elevations received 25 April 2023

Drawing No. A110+A210 P4 - Existing and Proposed Side Elevation 1 received 25 April 2023

Drawing No. A111+A211 P4 - Existing and Proposed Side Elevation 2 received 25 April 2023

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

Conservation Area Advisory Committee - no comments received

Conservation and Urban Design Officer - no comments received

Ecology - a Bat Survey will be required for works involving enlarging the roof.

The following addresses were consulted by letter.

Flat 21, Windsor Court, 11 Tilehurst Road, Reading, RG1 7RA

6 Maitland Road, Reading, RG1 6NL

Flat 1, Helena House, 1 Brownlow Road, Reading, RG1 6NP

Flat 2, Helena House, 1 Brownlow Road, Reading

Flat 3, Helena House, 1 Brownlow Road, Reading

Flat 4, Helena House, 1 Brownlow Road, Reading

Flat 5, Helena House, 1 Brownlow Road, Reading

Flat 6, Helena House, 1 Brownlow Road, Reading

Flat 22 Windsor Court, 11 Tilehurst Road, Reading, RG1 7RA

A site notice was emailed to the applicant to be displayed at the property.

A press notice was published on 7 November 2022.

Two letters of representation were received from the attached neighbouring property prior to an amended plans letter being sent.

The concerns raised in the letters were regarding over development, overlooking, unsympathetic to conservation area, bats, and a party wall issue.

Discussions with agent

The proposal originally included a loft conversion with a rear facing dormer with front and rear facing roof lights. Following comments received from Ecology, the agent was advised that the works to the roof would require a bat survey. The agent then decided to remove the loft

conversion from the scheme and continue with the application solely for the proposed rear extension. The party wall issue was relayed to the agent and revised plans were received to resolve this issue.

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)

EN1 Protection and Enhancement of the Historic Environment

EN3 Enhancement of Conservation Areas

EN6 New Development in a Historic Context

EN12 (Biodiversity and the Green Network)

SPD

Design Guide to House Extensions SPD (2021)

Relevant Conservation Area Appraisal

6. APPRAISAL

Character and Appearance & Protection and Enhancement of the Historic Environment

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.

Policy EN1 states that all proposals will be expected to protect and where possible enhance the significance of heritage assets and their settings, the historic character and local distinctiveness of the area in which they are located. Policy EN6 also states new development will make a

contribution to the historic character of the area by respecting and enhancing its architectural and visual qualities.

The proposed rear extension would be of modest scale to replace an existing conservatory, and subservient to the main dwelling. The extension would not project beyond the furthest rear building line, and would not be visible from the roadside. It is therefore considered acceptable in terms of size and scale. The proposed design, although more modern in appearance, would complement the existing dwelling and the proposed materials would be to match existing materials.

Overall, it is not considered that the proposal would significantly harm the character and appearance of the host dwelling, surrounding area, or the Conservation Area. Therefore, the proposal is considered favourable against policies CC7, H9, EN1, EN3 and EN6 of the Reading Borough Local Plan.

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.

It is considered that the proposed development would not have a significant detrimental impact on the amenity of the adjoining properties. The proposed rear extension replaces an existing conservatory and its depth will only increase by approximately 0.65m. The proposed extension would not exceed the height or depth of the existing rear extension at number 6 Maitland Road and therefore it is not considered to be harmful in respect of privacy and overlooking, overbearing effects, visual dominance or loss of sunlight and daylight. There is a significant distance between the proposed extension and any other neighbouring properties.

Trees

To ensure protection of trees, the applicant is advised through an informative to erect a protective fencing prior to commencement of any construction and/or demolition works.

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/Informatives:

TL1 - Time limit
AP1 - Approved plans
M1 - Materials
I36 - Tree Advice