

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Coley

App Ref: 221926/HOU

Address: 22 Tintern Crescent, Reading, RG1 6HA

Proposals: Single storey rear extension

Case Officer: Ryan Allen

Applicant: Mr Mr & Mrs Galami

Date received (valid from): 23 December 2022 **Target Decision date:** 17 February 2023

1. SITE DESCRIPTION

The application site is a two-storey, end-of-terrace dwelling house, located on Tintern Crescent, Reading. The immediate streetscene is wholly residential and comprises of properties of similar character and design, with the rear garden at the site backing onto Coley Recreational Grounds. The site is not a listed building, nor does it fall within a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a replacement single storey rear and side, wrap around extension.

Plans considered:

Received 23/12/22

Drawing No: 21/38/01 - Existing Plans - dated 20/11/22

Drawing No: 21/38/02 - Proposed Plans - dated 13/12/22

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter.

9 Wensley Road, Reading, RG1 6DQ

15 Wensley Road, Reading, RG1 6DQ

11 Wensley Road, Reading, RG1 6DQ

20 Tintern Crescent, Reading, RG1 6HA

24 Tintern Crescent, Reading, RG1 6HA

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 materials are to match those of the host dwelling and the roof design is considered complimentary to the existing property. Properties in the immediate streetscene all comprise of varying scales and have been extended. A prevailing pattern in terms of character is present, although the proposal is not considered to detract from this considerably; given the positioning of the proposal to the SE and north elevations, the proposal is situated out of the view from the public domain. Overall, the proposal is considered compliant with policies CC7 & H9 of the Reading Borough Council 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 rear extension aspect of the proposal seeks to replace an existing conservatory present at the site. The proposal does not seek to extend substantially in depth than what is existing. Therefore, it is considered that potential for harm on neighbouring property 24 Tintern Crescent is not impacted nor exacerbated. Referencing the replacement side extension aspect of the proposal, the proposal at this siting is close to an existing outbuilding, which provides sufficient separation between the host dwelling and adjacent properties to mitigate the potential of harm to said neighbours. Overall, the proposal is considered compliant with policies CC8 & H9 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