

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Kentwood

App Ref: 230515/HOU

Address: 10 Brendon Close, Reading, RG30 6EA

Proposals: Proposed Single Storey Side Extension

Case Officer: Sian Hickey

Applicant: Mr Ryan Short

Date received (valid from): 18 April 2023 **Target Decision date:** 13 June 2023

1. SITE DESCRIPTION

The application site is a two storey end-of-terrace property within a row of four properties. The property is raised up from the road and the rear garden is at a higher level than the property. The property is not a listed building, nor does it fall within a conservation area. The surrounding area is predominately residential.

Site visit date: 18/05/2023

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey side extension to replace the existing structure. The proposed extension would have a flat roof and a height of 2.6m. One door would be located in the front elevation, one door would be located in the rear elevation, and two windows would be located in the side elevation.

Plans considered

Drawing No. 10BrendonClose_ExistingBlockPlan_V3

Drawing No. 10BrendonClose_Elevations_V3

Drawing No. 10BrendonClose_ProposedBlockPlan_V3

Drawing No. 10BrendonClose_ProposedPlans_V3
Drawing No. 10BrendonClose_SiteLocationPlan_V3
Drawing No. 10BrendonClose_ExistingPlans_V3

As received 7th June 2023

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

The following addresses were consulted by letter.

11 Brendon Close, Tilehurst, Reading, Berkshire, RG30 6EA
9 Brendon Close, Tilehurst, Reading, RG30 6EA

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)
TR5 (Car and Cycle Parking)

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 dwelling is significantly set back from the street and the proposed side extension would only be partially visible from the street scene. There are other extensions within the vicinity therefore the proposal is not considered out of character for its location. Although the proposed materials do not match the original dwelling, the materials used for the existing side extension do not match the original dwelling and it is considered that the impact this has caused to the host dwelling and to the street scene is minimal, furthermore, there is a side extension opposite the application site which has white cladding, there are also other examples of cladding within the wider area. The proposed extension is considered subservient to the host dwelling and the plot is capable of taking an extension of this size. It is therefore not considered that the proposed extension would harm the character or appearance of the host dwelling or the surrounding area.

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 not considered that the proposed extension would have a significant impact on the neighbouring properties in terms of sunlight and daylight, privacy and overlooking, or overbearing effects. The proposed extension is single storey in nature and replaces an existing single storey side extension. It is not considered that the proposed extension would cause any additional harm to that of the existing situation.

Other matters

The extension will not result in a loss of biodiversity within the garden, and the amount of remaining amenity space is considered acceptable.

Following a site visit at the property it was noted that there is adequate parking for two vehicles at the front of the dwelling, this therefore conforms to the Council's current standards and is deemed acceptable in accordance with Policy TR5.

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

Recommended Conditions:

TL1 - Time Limit

AP1 - Approved Plans

M3 - Materials

PD6 - Ancillary Domestic Use