

DELEGATED PLANNING APPLICATION REPORT

Ward: Park

App Ref: 230746/HOU

Address: 2 Melrose Avenue, Reading, RG6 7BN

Proposals: Single storey side and rear extension

Case Officer: Marcie Rejwerska

Date received (valid from): 30 May 2023 Target Decision date: 25 July 2023

1. SITE DESCRIPTION

The application site is a two-storey semi-detached dwelling on the eastern side of Melrose Avenue. The property has a two storey rear outrigger which is part of the original dwelling. The property is set back from the road by way of a front garden. The rear garden is comparable in size to other properties on Melrose Avenue.

The property is not listed nor in a conservation area. The site is within the Air Quality Management Area. The surrounding area is residential with semi-detached dwellings in unified character.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for single storey side and rear extensions.

Side extension

The proposed side extension is set back 9.33m from the front elevation of the host dwelling.

The proposed extension is clad in timber, to measure 7.34m in depth. The proposed extension follows the existing boundary line at an angle, measuring 0.43m in width at the narrowest point and 4.46m at the widest point, taken from the existing side elevation of the outrigger. The distance between the proposed extension and the boundary with no. 4a Melrose Avenue is just under 1m. The proposed side extension has a flat roof pitched downwards at the property boundary, measuring 2.66m in height at the boundary and a total of 3.56m total height. A glass atrium is proposed at the new side entrance to the extension, and two rooflights.

Rear extension

The proposed rear extension measures 1.6m in depth across 4.12m width. The extension is to be finished in matching reclaimed brick with a sliding door. The proposed extension will have a green flat roof with a height of 2.87m.



Plans considered:

Site Block Plan, dated 17 March 2023, received 31 May 2023

Site Location Plan, received 31 May 2023

Existing Plan, dated 17 March 2023, received 31 May 2023

3D View - Proposed Exterior, dated 17 March 2023, received 31 May 2023

3D View - Proposed Interior, dated 17 March 2023, received 31 May 2023

Kitchen Extension - Existing plan, dated 17 March 2023, received 31 May 2023

Kitchen Extension - Demolition plan, dated 17 March 2023, received 31 May 2023

Kitchen Extension - Proposed plan, dated 17 March 2023, received 31 May 2023

Proposed Roof plan, dated 17 March 2023, received 31 May 2023

Proposed Plan, dated 17 March 2023, received 31 May 2023

Elevations Existing, dated 17 March 2023, received 31 May 2023

Elevations Demolition, dated 17 March 2023, received 31 May 2023

Elevations Proposed, dated 17 March 2023, received 31 May 2023

Sections Existing, dated 17 March 2023, received 31 May 2023

Sections Demolition, dated 17 March 2023, received 31 May 2023

Sections Proposed, dated 17 March 2023, received 31 May 2023

Site Block Plan (Tree Protection), dated 17 March 2023, received 20 July 2023

EGR SB Sedum Blanket Green Roof System (Warm Roof), Eco Green Roofs, received 20 July 2023

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

The following addresses were consulted by letter.

4 Melrose Avenue, Reading, Berkshire, RG6 7BN

4a Melrose Avenue, Reading, Berkshire, RG6 7BN
246 Wokingham Road Reading, RG6 1JS
1 Talfourd Avenue, Reading, RG6 7BP
5 Talfourd Avenue, Reading, RG6 7BP
3 Talfourd Avenue, Reading, RG6 7BP

No letters of representation received.

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 and Guidance

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7: DESIGN AND THE PUBLIC REALM
CC8: SAFEGUARDING AMENITY
EN14: TREES, HEDGES AND WOODLAND
H9: HOUSE EXTENSIONS AND ANCILLARY ACCOMMODATION
H10: PRIVATE AND COMMUNAL OUTDOOR SPACE

SPD

Design Guide to House Extensions 2021

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.

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 extensions are considered appropriate in terms of scale and design. Although the side extension is of more contemporary design, this is considered to complement the character of the host dwelling. The proposed scale is not overbearing and is sufficiently set back from the property boundary with 4a Melrose Avenue. The existing garage at the side of 4a Melrose Avenue will block most of the view of the proposed side extension.

The side extension is likely to be visible from the road, but it is not considered to be harmful to the character of the wider street as its design, scale and proposed materials would be in keeping with the area.

The proposal does not unreasonably reduce the size of the outdoor garden 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.

- Privacy and overlooking;
 - No identified risk; although new windows are proposed, these are not considered to pose a risk.
- Overbearing effects;
 - No identified risk.
- Sunlight and daylight;
 - No identified risk.

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.

RECOMMENDATION **GRANT PERMISSION**

Subject to the following conditions:

1. Time Limit Standard
2. Approved Plans
3. Materials As Specified
4. Roof restrictions and maintenance
5. Tree Protection As Specified