

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Norcot

App Ref: 221816/HOU

Address: 9 Cockney Hill, Tilehurst, Reading, RG30 4HF

Proposals: Single storey rear extension and first floor side and rear extension.

Case Officer: Gary Miles

Applicant: Mr & Mrs Burch

Date received (valid from): 5 December 2022 **Target Decision date:** 30 January 2023

1. SITE DESCRIPTION

The application site is a large 2 storey detached dwellinghouse, located at the top end of Cockney Hill, predominantly screened by a mature hedgerow. The property is constructed using bricks, finished in white render with a Gambrel style roof on the property to the front and a Hip and Valley style roof on the property at the rear, covered in red roof tiles. The property has a detached garage and a carport to the side, distinct gaps between the properties and a larger than average north facing rear garden. The property currently has parking for two vehicles and a garage. A number of properties in the street have been subject to alterations and extensions of varying size and styles over the years. The property is not listed nor within a conservation area.

Site visit date: 27th January 2023



Site visit photos: front elevation Site visit photos: rear elevation

2. PROPOSAL AND SUPPORTING INFORMATION

The proposals include a single storey rear extension and first floor side and part rear extension. The proposed extension will be constructed using similar materials as the existing property with a flat roof and 2 large roof lanterns on the single storey extension. The first floor side and part rear extension will be finished off with a Hip and Valley style roof to match the existing. The proposal is within keeping and subservient to the original property.

Plans considered

Drawing no: 01 - Existing Plans & Elevations - dated November 2022

Drawing no: 02 Rev A - Proposed Plans & Elevations - dated November 2022

Received by the Local Authority on 5th December 2022

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter.

3B Priory Avenue, Caversham, Reading, Berkshire, RG4 7SE
5a Priory Avenue, Caversham, Reading, RG4 7SE
5b Priory Avenue, Caversham, Reading, RG4 7SE
5c Priory Avenue, Caversham, Reading, RG4 7SE
5d Priory Avenue, Caversham, Reading, RG4 7SE
Flat 2, 16 St Annes Road, Caversham, Reading, Berkshire, RG4 7PA
12 St Annes Road, Caversham, Reading, RG4 7PA
Flat 3, 16 St Annes Road, Caversham, Reading, RG4 7PA
Flat 1, 16 St Annes Road, Caversham, Reading, RG4 7PA
5e Priory Avenue, Caversham, Reading, RG4 7SE

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:

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)

EN12 (Biodiversity and the Green Network)

EN14 (Trees, Hedges and Woodlands)

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.

Officers consider the proposals to be acceptable in terms of **Design** - the proposal mirrors the existing parts of the property. **Quality** - the architect has worked hard to provide quality plans, the roof style and materials will match the existing property. **Scale** - the proposal is considered subservient in relation to the existing property plus there is a distinct gap between the applicant site and property number 11 Cockney Hill. The proposal therefore complies with policies CC7 and H9 of the Reading Borough Council Local Plan 2019 and the Design Guide to House Extensions 2021.

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.

Officers consider the proposed single storey rear extension and first floor side and part rear extension not to be harmful in terms of privacy - the proposed first floor side extension has no windows on the eastern elevation so privacy is respected regarding 11 Cockney Hill. It is not considered that the proposals will reduce sunlight/daylight in neighbouring properties. The property will retain a large amount of a larger than average rear garden. The application therefore complies with policies H9 and CC8 of the Reading Borough Local Plan 2019 and the Design Guide to House Extensions 2021.

Trees

No mature trees are present at the property or within 15m of the proposed extension so the application complies. The Natural Environment (Trees) Officer was also consulted as the applicant had the following question 'would it be okay to remove a section of hedgerow to allow the building work to take place' the Officer provided the following response: *there is nothing to stop removal of a hedge / part of - shame though if it's established, particularly as our designated Green Link (EN12) goes through the back gardens here hence retention of vegetation is important*. The Natural Environment Officer has no objections, the proposal therefore complies with policies H9 and EN14 of the Reading Borough Local Plan 2019 and the Design Guide to House Extensions 2021.

Ecology

A Preliminary Ecological (bats) Appraisal was submitted with the application. The Ecology Officer confirms the Bat Survey report has been undertaken to the appropriate standard and

conclude that the house is unlikely to host roosting bats and therefore there are no objections. The application therefore complies with policies H9 and EN12 of the Reading Borough Local Plan 2019 and the Design Guide to House Extensions 2021.

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