

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Norcot

App Ref: 230817/HOU

Address: 32 Spey Road, Tilehurst, Reading, RG30 4DG

Proposals: Proposed single storey side and rear extension with flat roof and proposed front porch with pitch tiled roof.

Case Officer: James Schofield

Applicant: Mr M Mehrban

Date received (valid from): 12 June 2023 Target Decision date: 7 August 2023

1. SITE DESCRIPTION

Site visit date: 13/07/2023

Site visit photos:



(See separate Site Photograph document for additional photos in a larger resolution.)

2. PROPOSAL AND SUPPORTING INFORMATION

Proposed single-storey porch at 1.25 x 2.8 meters (3.5 m²) with pitch tiled roof, and side/rear extension at a depth of 4 meters for the full width of the site with flat roof.

Plans considered:

Dwg. Site Location Plan
Dwg. Existing Elevations
Dwg. Layout plan (*Proposed Plans*)
Dwg. Proposed layout plan (*Proposed Elevations*)
As received 13th of June 2023

Tree Layout Plan
As received on 19th of June 2023

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter.

30 Spey Road, Tilehurst, Reading, RG30 4DG
34 Spey Road, Tilehurst, Reading, RG30 4DG

Letters of representation have been received as follows:

- Transport
 - No objections.

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
Revised Parking Standards and Design SPD 2011

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 scale of the rear and side extension are within those set out by the council's Design Guide. The appearance of the rear and side extension are deemed to be acceptable, particularly given the low visibility of the works from the street and public footpaths.

The proposed front porch is considered acceptable given it's limited scale and location away from neighbouring windows. The change would break up the high degree of repeating forms along the street. However, the design would appear to be a lateral move - changing the appearance of the street but not harming it.

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 potential for amenity impact on number 30 Spey Road is relatively limited given the depth and height of the existing rear extension relative to that proposed. The potential for impact on number 34 Spey Road is more significant given that the extension does not currently run the length of this boundary. However, the scale of the proposed extension is not unusual and the impact is considered to be acceptable.

Trees

Policies CC7 and EN14 of the Reading Borough Local Plan 2019 seek to protect existing, and enhance the number of trees within the borough; particularly those of high amenity value.

A large acer pseudoplatanus (sycamore) is located near the dwelling and within the footprint of the proposed extension. This tree has good amenity and biodiversity value but is located close to the house which could lead to damage to the dwelling the tree. As such, removal of this tree and replacement of two other appropriate trees was sought to accord with policies CC7 and EN14. The applicant provided such landscape plans and a condition should be included providing this be implemented and retained.

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:

1. Time Limit (TL1)
2. Approved Plans (AP1)
3. Materials to Match (M1)
4. Landscape implementation as specified (L4A)
5. Ancillary Domestic Use (PD6)