

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Whitley

App Ref: 230302/HOU

Address: 4 Shirley Avenue, Reading, RG2 8TD

Proposals: Demolition of existing single storey rear extension and construction of a single storey part side/part rear extension.

Case Officer: Sian Hickey

Applicant: Mr Wil Graham

Date received (valid from): 9 March 2023 **Target Decision date:** 4 May 2023

1. SITE DESCRIPTION

The application site contains a two storey semi-detached residential dwelling. The property is not a listed building, nor does it fall within a conservation area. The surrounding area is predominantly residential in nature, consisting of two storey semi-detached houses, flats and bungalows.

Site visit date: 30/03/2023

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Demolition of existing single storey rear extension and construction of a single storey side and rear extension wrap around extension. The width of the side extension would be 2.080m and the depth of the rear extension would be 4.18m. The extension would have a part pitched roof leading up to a flat top. The maximum height of the extension would be 4.294m.



Plans considered:

Drawing No. 1744 - 100 - Location Plan
 Drawing No. 1744 - 101 - Existing Floor Plans
 Drawing No. 1744 - 105 - Existing Elevations
 Drawing No. 1744 - 111 - Proposed Floor Plans
 Drawing No. 1744 - 115 - Proposed Elevations
 Drawing No. 1744 - 120 - Proposed Block Plan
 Drawing No. 1744 - 130 A-A - Existing Section
 Drawing No. 1744 - 131 B-B - Existing Section
 Drawing No. 1744 - 140 A-A - Proposed Section
 Drawing No. 1744 - 141 B-B - Proposed Section

As received 9th March 2023

3. RELEVANT PLANNING HISTORY

230303 - Demolition of existing side dormer and construction of a gable end roof extension with rear facing dormer and front skylight. - To be determined

4. CONSULTATIONS

The following addresses were consulted by letter.

Flat 5, 2 Hilary Close, Reading, Berkshire, RG2 8TF
 Flat 2, 2 Hilary Close, Reading, Berkshire, RG2 8TF
 4 Woodside Way, Reading, RG2 8SX
 Flat 4, 2 Hilary Close, Reading, RG2 8TF
 2 Shirley Avenue, Reading, RG2 8TD
 Flat 1, 2 Hilary Close, Reading, RG2 8TF
 Flat 6, 2 Hilary Close, Reading, RG2 8TF
 Flat 3, 2 Hilary Close, Reading, RG2 8TF

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)

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 proposed extension has been sympathetically designed and the proposed materials will match those of the existing. The proposal is similar to a wraparound extension existing at the adjacent property no.2 Shirley Avenue, therefore the proposed extension is not considered out of character. The properties along Shirley Avenue are set back from the street creating a strong building line. The proposed side element of the extension respects the existing building line and integrates well with the host dwelling. The bulk of the extension is restricted at the rear of the property, therefore the proposal is not considered to harm the character of the street.

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 proposal is for a single storey extension only, it is therefore not considered that the proposal will compromise privacy, light, or be overbearing in scale. Furthermore, the adjacent neighbouring property No.2 Shirley Avenue has constructed a similar single storey side and rear wrap around extension which would largely obscure the rear element of the proposal causing minimal risk to this neighbouring property. There are also no identified risks of the proposed extension causing any harm to the adjacent block of flats at No.2 Hilary Close due to the significant gap between the flats and the proposed development. The dwelling would retain adequate private amenity space, and the proposal would not result in a loss of biodiversity within the garden.

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 - Time Limit

AP1 - Approved Plans

M1 - Materials