

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Church

App Ref: 230078/HOU

Address: 83 Whitley Wood Road, Reading, RG2 8HY

Proposals: Proposed part two, part single storey rear extension following demolition of existing garage and store.

Case Officer: Gary Miles

Applicant: Mr M Singh

Date received (valid from): 23 January 2023 **Target Decision date:** 5 May 2023

1. SITE DESCRIPTION

Site visit date: 9th February 2023

The application site is a two-storey mid 1900's semi-detached dwellinghouse located on Whitley Wood Road. The properties are constructed of red brick and red tiled roofs with distinct gaps between properties. The applicants property and neighbouring properties are raised up and set back from the street with steep driveways and steep rear gardens of average size. Many properties in the street have been subject to rear extensions, loft conversions and dormers of differing styles, both neighbouring properties have been subject to single storey rear extensions, whilst a few properties nearby have been subject to 2 storey extensions. The property is not listed, nor within a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

The application is for the erection of a part two, part single storey rear extension following demolition of existing garage and store. The part two storey extension will measure 3.5m deep by 4.5m wide and the single storey extension will have a depth of 4.5m across the entire rear of the property but will be off-set from the neighbouring property at 85 Whitley Wood Road. The two storey extension will have a pitched roof set down from the existing roof, whilst the single storey will have a flat roof with a skylight. The extensions will be constructed using red brick and red tiles where applicable to match the existing property.

Plans considered:

Drawing no: PP-100 - Site Location Plan, Block Plan, Floor Plans and Elevations - dated Jan 23
Received by the Local Planning Authority 23rd January 2023

Following discussion with agent the following revisions were submitted:

Drawing no: PP-100 Rev A - Site Location Plan, Block Plan, Floor Plans and Elevations - dated Jan 23

Received by the Local Planning Authority 31st March 2023

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter.

29 Brybur Close, Reading, RG2 8HN
31 Brybur Close, Reading, RG2 8HN
81 Whitley Wood Road, Reading, RG2 8HY
85 Whitley Wood Road, Reading, RG2 8HY

Letters of representation have been received as follows:

A letter of objection was received on the grounds of character and appearance - mainly effects of limiting access to the neighbouring garage and on the grounds of amenity - concerns with the loss of light in to the kitchen and garden.

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)

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.

On reviewing the original proposals submitted by the agent on 23rd January 2022 it was apparent That the proposal was not subservient to neighbouring properties or the wider rear streetscene.

Conscious of objections received and following a site visit in relation to the current application, a request was made to the agent to amend the proposal by reducing the projection of both the proposed single storey and part two storey extensions.

The agent agreed to reduce the proposed single storey projection of 6m to 4.5m and part two storey extension projection from 4.58m to 3.5m to make it look more subservient to the neighbouring properties at no.81 and no.85 Whitley Wood Road. The agent confirms the bricks and tiles will match those of the existing property with the exception of the new section of flat roof.

The revised proposal is deemed acceptable in terms of design, quality and scale and 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.

Based on the revised proposal and having worked with the agent to reduce the overall scale of the proposal, officers believe the proposed single storey and part two storey rear extension will not be harmful in respect of privacy. The revised plans clearly demonstrate the 'line of light' is not hindered and therefore the proposal is not considered to be harmful to the neighbouring property or garden. By reducing the projection of the proposal the application site will retain a greater proportion of the rear garden.

Based on all of the above, the proposed changes are considered compliant with policies H9 & CC8 of the Reading Borough Council Local Plan (2019).

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:

AP1

TL1

M1

PD5