

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Redlands

App Ref: 230977/HOU

Address: 19 New Road, Reading, RG1 5JD

Proposals: Demolition of outbuildings and flat roof extension. Construction of two storey and single storey rear extensions.

Case Officer: Sian Hickey

Applicant: L Carey and M Dunne

Date received (valid from): 12 July 2023

Agreed Decision date (ext) : 8 September 2023

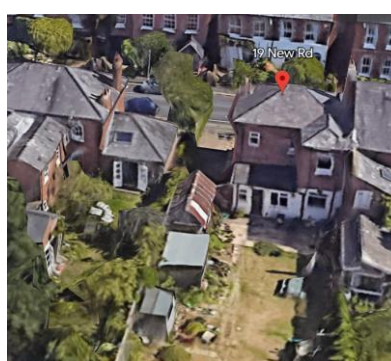
1. SITE DESCRIPTION

The application site is a two storey end-of-terrace dwelling located on New Road. The property has an existing single storey flat roofed rear extension and three outbuilding in the rear garden. There is access to the rear garden from a gate at the side of the property.

The property is not a listed building, however, it does fall within the Redlands Conservation Area. The road consists of Victorian terraced and semi-detached dwellings. The general character of housing in the road is of red brickwork. The surrounding area is predominantly residential.

Site visit date: 09/08/2023

Site visit photos:



Google Earth Image

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a part single and part two storey rear extension following the demolition of the existing ground floor rear extension and outbuildings. The single storey element would wrap around at the side of the dwelling to facilitate a utility, and a rear extension would project beyond that into the rear garden to create a studio/office.

Plans/Documents considered:

Design and Access Statement received 12th July 2023

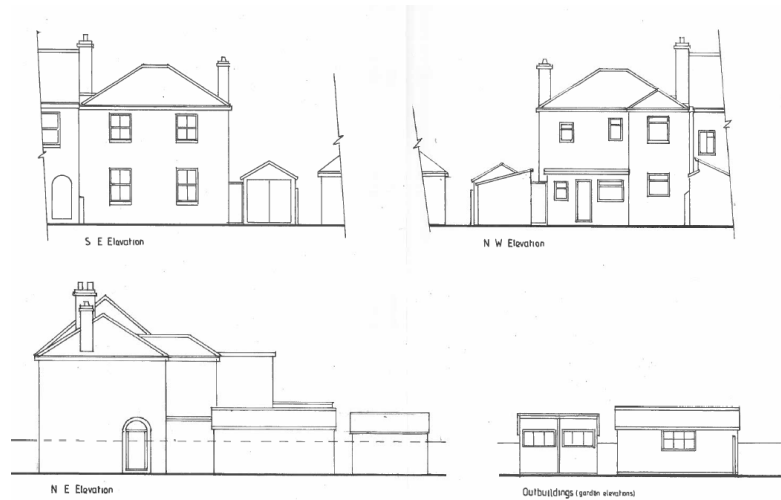
Drawing No. NR9 - Location and Block Plans received 12th July 2023

Drawing No. NR5 - Existing Floor Plans received 12th July 2023

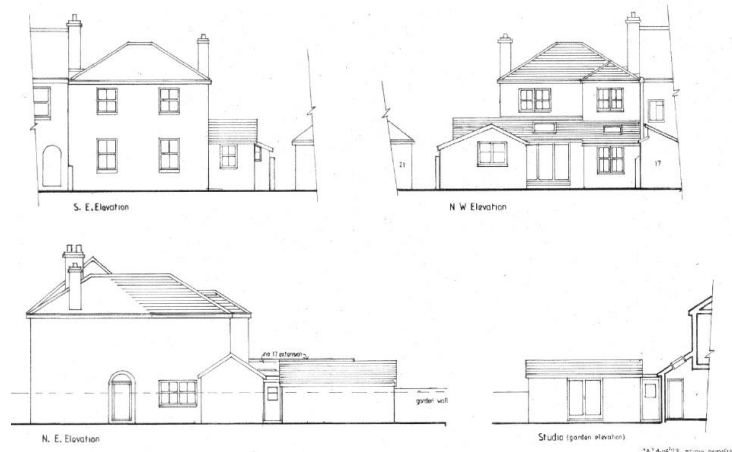
Drawing No. NR6 - Existing Elevations received 12th July 2023

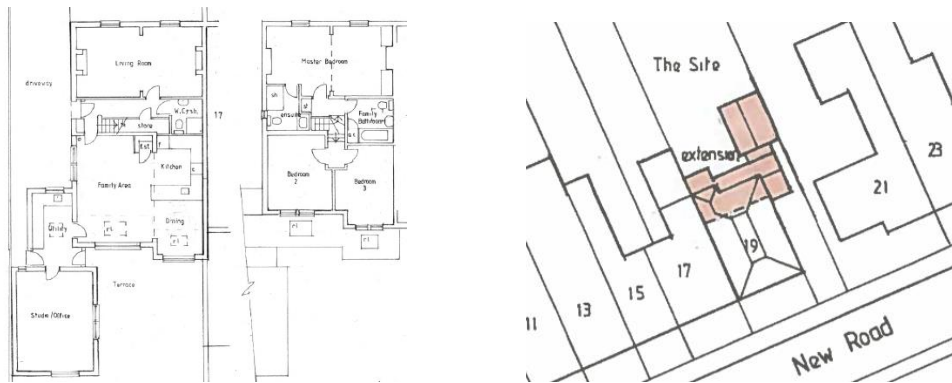
Drawing No. NR7A - Proposed Floor Plans received 24th August 2023

Drawing No. NR8A - Proposed Elevations received 24th August 2023



Existing Elevations





Proposed

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

The following addresses were consulted by letter.

37 Upper Redlands Road, Reading, RG1 5JE

17 New Road, Reading, RG1 5JD

21 New Road, Reading, RG1 5JD

21 New Road, Reading, RG1 5JD

One letter of support has been received and six letters of objection have been received.

The material considerations raised in the objection letters are as follows:

- visually dominant/overbearing
- scale and height
- loss of light
- design/appearance

These concerns are explored in more depth below.

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:

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving a listed building or its setting or any features of special interest which it possesses.

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

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

H10: Private and Communal Outdoor Space

EN1: Protection and Enhancement of the Historic Environment

EN3: Enhancement of Conservation Areas

EN6: New Development in a Historic Context

SPD

Design Guide to House Extensions SPD 2021

Redlands Conservation Area Appraisal 2008

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.

Policy EN1 states that all proposals will be expected to protect and where possible enhance the significance of heritage assets and their settings, the historic character and local distinctiveness of the area in which they are located. Policy EN6 also states new development will make a contribution to the historic character of the area by respecting and enhancing its architectural and visual qualities.

Although the proposed extension would be fairly large in scale, it would replace two of the existing outbuildings and it is considered the plot is capable of taking an extension of the proposed size and scale. The extension is also considered to be subservient to the main dwelling. In terms of design, although more modern in appearance, the proposal is considered acceptable and the proposed materials would be to match existing materials. The roof form over the first floor element of the proposal would integrate well and reflect the character of the existing dwelling. The fenestration arrangements are considered suitable. Although the side access gate into the rear garden would be lost, the garden can still be easily accessed through the new side doors of the 'link' section of the proposed extension. Furthermore, many other properties in the street do not benefit from any side or rear access. With respect to the proposed extension closing a gap between properties, there is already existing outbuildings in place. The Redlands Conservation Area Appraisal doesn't refer to any significant importance to retain open spaces between dwellings.

The bulk of the development would be contained at the rear of the site and the extension would only be partially visible from the roadside. Furthermore, the extension is significantly set back from the road. The proposed extension is much more set back than the existing single storey side extension at No.21 New Road and, therefore, very subservient to the host dwelling. There are a variety of extensions in the surrounding area and therefore the proposal is not considered out of character for its location.

It is considered that the proposals overall would not be harmful to the character of the existing dwelling or neighbouring properties. It is also considered that the proposal would not significantly harm the character and appearance of the Conservation Area. Therefore, the proposal is considered favourable against policies CC7, H9, EN1, EN3 and EN6 of the Reading Borough Local Plan.

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 proposed development would not have a significant detrimental impact on the amenity of the adjoining properties. The proposed single storey side/rear extension which forms the study/office replaces an existing pitched roof outbuilding. The existing outbuilding has a depth of approximately 5.6m abutting the boundary with no.21 New Road and a height to the ridge of 3.2m. The depth of the proposed extension along the boundary with no.21 would be 6m and the height to the ridge would be 3.5m. Following concerns raised from the neighbours, revised plans were received from the agent reducing the eaves height on the boundary with no.21, the reduced height is considered fairly modest in nature measuring 2.1m. The pitch of the roof angles away from the boundary to reduce the impact to this neighbour. The proposed link side extension is off-set from the boundary with no.21 by approximately 1m. Overall, it is considered that the harm caused to no.21 from the proposals would not be significantly different compared to the existing arrangement, and not so significantly detrimental to warrant refusal.

Although the proposed development would be more noticeable to the residents of neighbouring properties, it is not considered to be harmful in respect of overbearing effects, visual dominance or loss of sunlight and daylight. The depth of the two storey part of the proposed extension will be similar to the adjoined neighbouring property at No.17 New Road. This neighbouring property also has a further single storey rear extension. Therefore, it is not considered that the proposal would cause any significant harm to this neighbour. Concerns were raised with regards to the party wall, however, this is not a material planning consideration and would be a civil matter between neighbours.

There are also no identified risks in relation to privacy and overlooking. Although the proposal includes new side facing windows at ground floor, given the side boundary fences and the ground floor nature of the windows, these windows are not considered to result in any significant loss of amenity to the neighbouring occupiers.

With regard to the garden amenity space, the amount of remaining useable amenity space available to the occupants is considered acceptable. The proposal therefore accords with the requirements of the above identified policies.

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:

Time limit

Materials

Approved plans