

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Kentwood

App Ref: 221818/HOU

Address: 180 Thirlmere Avenue, Tilehurst, Reading, RG30 6XJ

Proposals: Erection of a single-storey (4.5m deep - 2.65 m high) rear extension

Case Officer: Gary Miles

Applicant: Mr Gowda

Date received (valid from): 6 December 2022 **Target Decision date:** 31 January 2023

1. SITE DESCRIPTION

Site visit date: 27th January 2023

The application site is a two-storey 1960's terraced dwelling-house located in a row of four properties on the south-western side of Thirlmere Avenue. The properties are constructed using red brick and red tiled roofs. The properties have steep rear gardens but larger than average size. Many properties in the street including both neighbours have been subject to ground floor rear extensions of differing styles. The property is not listed, nor within a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

The application is for the erection of a single-storey (4.5m deep - 2.65 m high) rear extension. Constructed with brick and white rendered walls, white upvc doors to match existing property construction with a fibreglass constructed flat roof and two windows in the roof.

Plans considered:

Drawing no: 400 - Existing Block Plan - dated 6th December 22
Drawing no: 500 - Proposed Block Plan - dated 6th December 22
Drawing no: 100100 - Existing Site Plan - dated 1st December 22
Drawing no: 100301 - Existing Front Elevation - dated 1st December 22
Drawing no: 100302 - Existing Rear Elevation - dated 1st December 22
Drawing no: 100303 - Existing Side 01 Elevation - dated 15th February 23
Drawing no: 100304 - Existing Side 02 Elevation - dated 15th February 23
Drawing no: 100201 - 0.GF-Existing Ground Floor Plan - dated 1st December 22
Drawing no: 100202 - 0.GF-Existing Ground Floor Context Plan - dated 1st December 22
Drawing no: 100203 - Plans Existing 1.01-Existing First Floor Plan - 1st December 22
Drawing no: 100204 - 2.02-Existing Roof Plan - dated 1st December 22
Drawing no: 100401 - Existing Section AA - dated 1st December 22
Drawing no: 100402 - Existing Section BB - dated 1st December 22
Drawing no: 200301 - Proposed Front Elevation - dated 1st December 22
Drawing no: 200302 - Proposed Rear Elevation - dated 1st December 22
Drawing no: 200303 - Proposed Side 01 Elevation - dated 15th February 23
Drawing no: 200304 - Proposed Side 02 Elevation - dated 15th February 23
Drawing no: 200201 - 0.GF-Proposed Ground Floor Plan - dated 1st December 22
Drawing no: 200202 - 0.GF-Proposed Ground Floor Context Plan - dated 1st December 22
Drawing no: 200203 - 1.01-Proposed First Floor Plan - dated 1st December 22
Drawing no: 200204 - 3.RF-Proposed Roof Plan - dated 1st December 22
Drawing no: 200100 - Proposed Site Plan - dated 1st December 22
Drawing no: 200402 - Proposed Section BB - dated 1st December 22

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter.

178 Thirlmere Avenue, Tilehurst, Reading, RG30 6XJ
182 Thirlmere Avenue, Tilehurst, Reading, RG30 6XJ

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)

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.

The proposal respects the materials and will be constructed the same as the existing property. The proposed ridge height is lower than the highest point of the neighbouring rear extensions. I feel the design of the proposal will respect and enhance the existing property and not harm the neighbouring properties. No objections or comments have been received from the neighbours at 178 nor 182 Thirlmere Avenue. The proposal therefore complies with policies H9 and CC7 of the Reading Borough Local Plan 2019.

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.

Although the proposed projection is 4.5m in depth, the supplied plans show how the proposal will respect the 60 degree angle of sight from the neighbours at 178 and 182, the proposal will not be overbearing nor do officers believe it will reduce daylight to neighbouring properties. The property is subject to a larger than average rear garden therefore there will be no detrimental effect to amenity space. No objections or comments have been received from the neighbours at 178 nor 182 Thirlmere Avenue. The proposal therefore complies with policies H9 and CC8 of the Reading Borough Local Plan 2019.

Ecology

The ecology officer was consulted but has no objections to the proposals which is therefore compliant with policies H9 and EN12 of the Reading Borough 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:

TL1

AP1

M1

PD5