

## DELEGATED HOUSEHOLDER APPLICATION REPORT

**Ward:** Kentwood

**App Ref:** 230017/HOU

**Address:** 30 Armour Hill, Tilehurst, Reading, RG31 6JP

**Proposals:** Two single storey rear extensions

**Case Officer:** Sian Hickey

**Applicant:** Mr and Mrs Christopher O'Malley

**Date received (valid from):** 9 January 2023      **Target Decision date:** 6 March 2023

### 1. SITE DESCRIPTION

The application site is a two storey residential dwelling with a pitched roof. The property has a two storey side extension and a single storey garage. The property is not a listed building, nor does it fall within a conservation area. The surrounding area is predominantly residential.

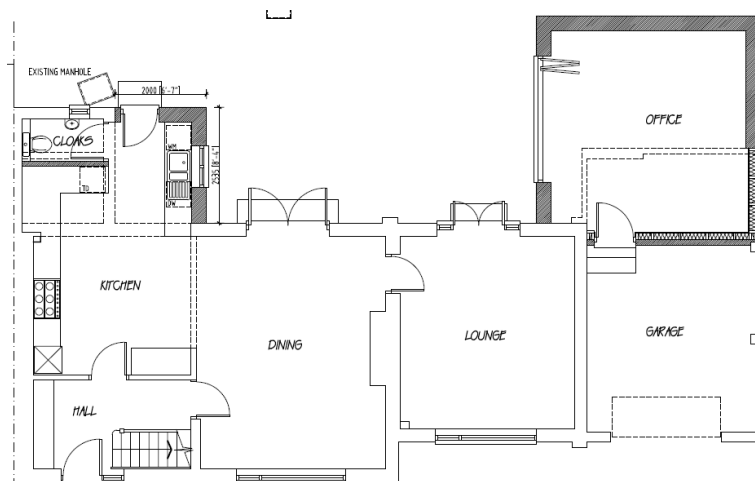
**Site visit date:** 27/01/2023

**Site visit photos:**



### 2. PROPOSAL AND SUPPORTING INFORMATION

The amended scheme includes two single storey flat roofed rear extensions.



Plans considered:

Location Plan received 9 January 2023

Drawing No. COM10a - Proposed Block Plan received 14 February 2023

Drawing No. COM11 - Existing Ground Floor Plan received 9 January 2023

Drawing No. COM12 - Existing First Floor Plan received 9 January 2023

Drawing No. COM13 - Existing Elevation Plans received 9 January 2023

Drawing No. COM14a - Proposed Ground Floor Plan received 14 February 2023

Drawing No. COM15a - Proposed First Floor Plan received 14 February 2023

Drawing No. COM16a - Proposed Elevation Plans received 14 February 2023

### **3. RELEVANT PLANNING HISTORY**

021225 - Single storey rear extension, two storey side extension with attached garage. - Permitted.

010211 - Single storey rear extension, two storey side extension with attached garage. - Refused

960170 - Single storey extension for porch/shower room. - Refused

### **4. CONSULTATIONS**

The following addresses were consulted by letter.

28 Armour Hill, Tilehurst, Reading, RG31 6JP

32 Armour Hill, Tilehurst, Reading

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 Amenities)

H9 (House Extensions and Ancillary Accommodation)

TR3 (Access Traffic and Highway-related Matters)  
TR5 (Car and Cycle Parking)

## **SPD**

Design Guide to House Extensions SPD 2021

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.

Officers had concerns with the original scheme submitted. The proposal included a first floor side extension above the existing garage. It was considered that the form of the side extension together with the existing enlargement at the side of the dwelling would not respect the character and appearance of the existing house in terms of scale. It was also considered that the first floor extension could cause harm to outlook for number 28 Armour Hill and cause additional loss of sunlight/daylight to this neighbour. Therefore, the side element was removed for the scheme, and the depth of the single storey rear extension was reduced.

The proposed single storey rear extensions are not considered to cause any harm to the character or appearance of the host dwelling or the wider area. Both proposed extensions are contained at the rear and the materials used will match those of the existing. There are other single storey extensions and outbuildings in the surrounding area therefore this development is not considered uncharacteristic.

### **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.

Due to the size and the positions of the proposed extensions there are no identified risks of the proposals appearing overbearing. There is a sufficient distance between the proposed extensions and the neighbouring properties. There are no identified risks relating to a loss of sunlight and daylight. The extensions are both single storey in nature and therefore there are no identified risks in relation to privacy and overlooking.

### **Transport**

The proposal includes converting part of the existing garage into home office space associated with the proposed rear extension. Given that the property benefits from an existing driveway which can accommodate 2 vehicles, the parking provision complies with the Council's adopted policies despite the partial garage conversion.

## **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