

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Norcot

App Ref: 230395/HOU

Address: 11 Cockney Hill, Tilehurst, Reading, RG30 4HF

Proposals: Proposed outbuilding (part retrospective)

Case Officer: Gary Miles

Applicant: Mr. S Hashemi

Date received (valid from): 27 March 2023 Target Decision date: 22 May 2023

1. SITE DESCRIPTION

The application site is a large two-storey detached dwellinghouse situated towards the western end of Cockney Hill in Tilehurst, Reading. Cockney Hill is characterised by mainly large detached properties of differing ages and style, the majority of properties have larger than average rear gardens. The property is not a listed building, nor is it located in a conservation area.

Site visit date: 5th May 2023

2. PROPOSAL AND SUPPORTING INFORMATION

Planning Permission (part retrospective) is sought for the erection of an outbuilding to the side of the property. The outbuilding will measure 6m long by 2m wide by 2.5m tall and be constructed with part brick part painted render with a flat felt roof and UPVC window to the rear elevation and a door to the eastern elevation. The structure is to be used as a laundry/utility room.

Plans & Documents considered:

Application Form - dated 27th March 2023

Drawing no. 2307-00-DR-A-001 - Pre Existing Plan and Elevations/Pre Existing Location Plan - dated March 2023

Drawing no. 2307-00-DR-A-003 - Existing Plan and Elevations/Location Plan - dated March 2023

Drawing no. 2307-00-DR-A-004 - Proposed Plan and Elevations - dated March 2023

Received by the Local Planning Authority on 28th March 2023

3. RELEVANT PLANNING HISTORY

221565 - Two storey side extension (Amended Description) - Permitted December 2022

220321 - Single storey rear extension - Permitted May 2022

181497 - Two Storey side extension - Permitted September 2018

101370 - Conversion of integral garage in to study - Permitted January 2011

4. CONSULTATIONS

The following addresses were consulted by letter.

13 Cockney Hill, Tilehurst, Reading, RG30 4HF

9 Cockney Hill, Tilehurst, Reading, RG30 4HF

5 Chelt Close, Tilehurst, Reading, RG30 4HZ

8 Chelt Close, Tilehurst, Reading, RG30 4HZ

7 Chelt Close, Tilehurst, Reading, RG30 4HZ
6 Chelt Close, Tilehurst, Reading, RG30 4HZ

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)
H10 (Private and Communal Outdoor Space)

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 proposed outbuilding (part retrospective) is partly located on an existing outbuilding demolished to enlarge the main dwellinghouse under planning permission (221565 - two storey side extension) Permitted December 2022.

The proposed outbuilding will match the main dwellinghouse, constructed using the same materials and finished in part brick, part painted render. The proposal will have a flat roof and be no higher taller than the existing garage/outbuilding located at no.9 Cockney Hill. The proposal is subservient and respectful to the character of the existing dwelling in terms of

materials and design and therefore the proposal is considered to be compliant with policies CC7 and H9 of the Reading Borough Council 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.

The proposed outbuilding (part retrospective) is partly located on an existing outbuilding demolished to enlarge the main dwellinghouse under planning permission (221565 - two storey side extension) Permitted December 2022. The proposal sits to the side of the main house and is screened from view by the main house. The proposal will have a flat roof and be no higher taller than the existing garage/outbuilding located at no.9 Cockney Hill so therefore will not be overbearing to neighbouring properties. Officers do not believe the proposal will have a detrimental effect on privacy or sunlight.

The property has a larger than average rear garden, substantial outdoor space will be retained at the property with inclusion of the outbuilding on site.

Overall, the proposal is considered to be compliant with policies CC8, H9 & H10 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:

TL1
AP1
M1