

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Southcote

App Ref: 230178/HOU

Address: 90 Burghfield Road, Reading, RG30 3LP

Proposals: Single storey rear and side extension, upper floor side extension and loft conversion (amended)

Case Officer: Beatrice Malama

Applicant: Mr FAISAL IBRAHIMI

Date received (valid from): 15 February 2023 **Agreed Decision date:** 29 June 2023

Site visit date: 23 May 2023

1. SITE DESCRIPTION

The application site is a two storey semi-detached dwelling house located west of Burghfield Road within a predominantly residential area. The area comprises mainly of semi-detached houses built of redbrick. The application site is one of the rows of semi-detached houses on the western side of Burghfield Road which have a combination of redbrick and rendered exterior walls and gable end pitched roofs creating a uniform feature on this part of the road. Many houses have existing side attached garages and long narrow back gardens.

Site visit photos:

Figure 1: Rear elevation



Figure 2: northern property boundary



2. BACKGROUND, PROPOSAL AND SUPPORTING INFORMATION

Planning application 220333/HOU for the proposed Rear and side extensions plus loft conversion was refused on 15/ 8/2022 for the following reason:

The proposed single storey rear extension by way of its depth, height and siting on the boundary would result in a visually dominant and overbearing development and would have an adverse impact on the amount of natural light enjoyed by the neighbouring property and thus would harm the residential amenity of the occupiers of no. 88 Burghfield Road, contrary to Policies CC8 (Safeguarding Amenity) and H9 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) and the Council's SPD, A Design Guide to House Extensions(2021).

The current resubmission include changes to the roof form, eaves height and depth of the rear extension. In addition, the rear extension is set away from the northern boundary by 0.25m in order to address the earlier reason for refusal.

The proposed development includes a double pitched roof single storey rear extension, flat roof single storey side extension, upper floor side extension, front porch extension plus loft conversion. The proposed rear extension would measure 4m deep and would have a maximum height of 3.5m with eaves height of 2.4m. The proposed development would have a combination of render and brick exterior walls.

Plans considered:

Drawing No. 211201-1 – Location Plan dated January 2022, received on 15 February 2023

Drawing No. 211201-4- Proposed Site Plan dated December 2022, received on 15 February 2023

Drawing No. 211201-4- Existing Floor Plans dated December 2021, received on 15 February 2023

Drawing No. 211201-5- Existing Elevations dated December 2021, received on 15 February 2023

Drawing No. 211201-6- Proposed Floor Plans dated January 2022, received on 15 February 2023

Drawing No. 211201-7- Proposed Elevations dated January 2022, received on 15 February 2023

3. RELEVANT PLANNING HISTORY

171126/HOU - Single storey front and side extension – Permitted - 18/ 8/2017

220333/HOU - Rear and side extensions plus loft conversion – refused - 15/ 8/2022

4. CONSULTATIONS

The following addresses were consulted by letter.

92 Burghfield Road, Reading, RG30 3LP

88 Burghfield Road, Reading, RG30 3LP

30 Vine Crescent, Reading, RG30 3LU

32 Vine Crescent, Reading, RG30 3LU

One letter of representation has been received as follows:

- What about the extension at the end of the garden this is bigger than the new rear extension. This is a bit of an eye saw. What with this garden and the garden at No 92 are looking like industrial units. – **Given the size, the existing outbuilding at the end of the garden would likely fall under permitted development rights.**

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

6.1 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 area is characterised by mainly semi-detached dwelling houses. Many houses in the street have a combination of brick rendered exterior wall with pitched roofs. House extensions of various types, designs and sizes are a common feature in the area.

The application site is a semidetached dwelling house with a combination of redbrick and rendered exterior walls and a gable end pitched roof. The house has an existing pitched roof single storey front extension and flat roofed single-storey side extension with redbrick exterior walls which is used as a garage.

The proposed rear extension, front porch and upper floor side extension would have pitched roof whereas the single storey side extension and the rear dormer would be flat roofed. Exterior walls would be a combination of redbrick and render to match the existing house.

Whilst the overall scale of the proposed extension would be noticeable, the impact on the existing house and that of the neighbours would not be considered detrimental. The proposed rear and part of the side elevations would not be visible to the public on Burghfield Road as such they would not cause harm to the outlook of the street scene.

It is acknowledged that the single storey extension would be noticeable when viewed from the neighbouring properties however it is not considered to be visually dominant due to the pitched design of the roof and the eaves height. The extension would be in keeping with its surrounding and thus it is considered that no visual harm would be caused.

The proposed design in the front and rear elevations and the use of materials that match and/or compliment the original house would allow the original house to retain its character and thus any potential adverse impact on the appearance of the house and the wider area

is eliminated. Therefore it is considered unlikely that the additional single storey rear extension would cause harm to the character and appearance of the original house. Furthermore, within the immediate surrounding of the site are a number of side and rear extensions of various designs and sizes as such an extension of this kind would not be unconventional nor would it detract from the character of the wider area.

In view of this, the proposal is not considered to have any adverse impact on the character of the house and the wider area. The proposal therefore satisfies the conditions of Policies CC7 and H9 of the Local Plan and the Design Guide to House Extensions SPD.

6.2 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 proposal would include an upper floor on the side elevation and would lie on the southern boundary. No new openings have been proposed within the new south elevation.

The proposed double pitched single storey rear extension would be 4m deep and wider than the existing house. It would be set 0.25m away from the northern boundary and 1.15m away from the southern boundary with eaves height of 2.4m and the ridge height of 3.5m.



Given that the proposed upper floor side extension would not have any side facing windows, there would be no loss of privacy concerns. In addition, given the existing relationship with the adjoining neighbours particularly the property on the southern side, it is considered unlikely that the proposed upper floor side extension would have harmful overshadowing effects on the neighbouring property or cause a significant loss of light. Further, the proposed rear extension would have a double pitched roof with the eaves height of 2.4m and would be set 0.25m away from the northern boundary as such the extension is not considered likely to adversely harm the living conditions of the adjacent property at 88 Burghfield Road with respect to loss of natural light, overshadowing or overbearing. The roof form together with the gap between the extension and the boundary, reduced eaves height and the existing boundary fencing would reduce any potential harm to the living conditions of neighbouring occupants.

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

Recommended Conditions:

Time Limit (standard)

Approved Plans

Materials (as specified)

No new openings