

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 211759

Address: 21 Whitley Wood Road, Reading RG2 8HX

Applicant: Mr & Mrs Yedoti

Proposal: Proposed double storey side extension and single storey rear extension

Target date: 07/01/2022 (extended)

Case officer: Marcelina Rejwerska

1. Site Description and Surrounding Area:

The proposal site is a detached two-storey property on the western end of Whitley Wood Road. The property has a paved driveway and a detached single garage. At the rear, the property benefits from a generous garden. Whitley Wood Road is a residential road where properties vary widely in design. The property is not listed nor in a conservation area.

2. Proposal:

Planning permission is sought for a two storey side extension and a single storey rear extension which will connect together to form a wraparound extension to the main dwelling.

Side extension

- The proposal will require removal of the existing garage.
- The side extension will extend 1m in front of the front elevation of the main dwelling, measuring 4.8m in width.
- The front of the extension will have bifold doors with 3 new windows at the eastern side elevation, one to be obscure-glazed. At first floor level, the extension will have 3 new windows, one at the front elevation and two at the side. Roof to be pitched and set down from main ridge line.
- The chimney which is characteristic to this property will be replicated on the proposed side extension to retain the character of the property.
- The side extension will extend down to align with the rear elevation of the main dwelling.
- The side extension will have facing brickwork to match the existing at ground floor level, while the first floor will be cladded in tile hanging.

Rear extension

- The single storey rear extension will have a flat roof with roof lantern, and measure 4m in depth from the rear of the main dwelling and approx. 8.25m in width across the proposed side extension and part of the main dwelling.
- The extension will include a new door at the eastern side elevation, 3 new windows at the rear and bifold doors at the western side elevation.
- Brickwork to match existing.

2.1. Plans Considered:

Existing Elevations

Existing Plan

Location Plan

Received 27/10/2021

Proposed Block Plan

Proposed Elevations

Proposed Plan

Received 7/1/2022

3. Relevant Planning History:

None.

4. Consultation Responses:

4.1. Internal Consultees

Transport - Proposed parking layout is deemed acceptable.

4.2. External Consultation

The following addresses were formally consulted via letter on 29/10/2021:

19b, 23 Whitley Wood Road

23, 25, 27 Rushden Drive

1 Objection received citing concerns about the design of the proposed garage store and chimney.

In addition, a site notice was sent to the applicant and displayed on site.

5. Discussions with applicant/agent

The proposal was amended to reduce the side extension projecting beyond the front elevation from 2m to 1m, at Officer's request.

6. 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.

7. Relevant Planning Policy and Guidance

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 Policy Guidance

Reading Borough Local Plan (2019)

CC8 Safeguarding Amenity

Design Guide to House Extensions - Supplementary Planning Document (2021)

8. Appraisal

8.1. House Extensions and Ancillary Accommodation

In accordance with policy H9: House Extensions and Ancillary Accommodation, house extension proposals are acceptable where it:

- *Respects the character and appearance of the house in terms of scale, location, materials and design*
 - The property is a detached dwelling and the sufficient spacing between the neighbouring properties allows for the proposed large two storey side extension and single storey rear extension. The proposal is considered acceptable in terms of size and scale.
 - Proposed hanging tile cladding is considered to complement the main dwelling and therefore acceptable in terms of design.
 - The proposed use of the ground floor front room has been questioned - the applicant has confirmed verbally to the officer that the room may become habitable space in the future. The loss of the existing garage space is not considered unacceptable as there is a generous paved driveway in the front of the property which can accommodate 2+ cars.
 - The proposed second chimney will be erected to maintain the current character of the property which is considered acceptable.
 - A condition is recommended to restrict the use of the flat roof of the proposed rear extension.
- *Respects the character and pattern of neighbouring properties and appearance of the street as a whole in terms of scale, location, materials and design, the arrangement of doors, windows and other principal architectural features and any important existing building line.*
 - Although side extensions which project beyond the front elevation are not advised, the proposed 1m projection is considered acceptable in this case as there is no uniform prevailing building line on Whitley Wood Road.
 - Properties on Whitley Wood Road vary in design, and therefore this proposal is not deemed to negatively impact the wider character of the street.
- *Does not result in a loss of biodiversity within gardens.*
 - Proposal is unlikely to have a significant impact on biodiversity within rear garden.

8.2. Safeguarding Amenity

This proposal has also been assessed against Reading Borough Local Plan policy CC8: Safeguarding Amenity, which states that proposals are acceptable where they will not cause a detrimental impact on the living environment of existing residential properties with regard to:

- Privacy and overlooking
 - New windows throughout are not considered to pose a risk of overlooking or loss of privacy.
- Access to sunlight and daylight

- Sufficient spacing between the proposed extensions and the property boundary with no.19b suggests unlikely risk of overshadowing to the neighbouring property.
- Visual dominance and overbearing effects of a development
 - Despite the large size and scale, the proposal is not considered overbearing.
- Harm to outlook
 - No identified risk to outlook of the wider street.

8.3.Private and Communal Outdoor Space

This proposal has also been assessed against Reading Borough Local Plan policy H10: Private and Communal Outdoor Space, which states that:

- *Usable outdoor space for houses should be no less than the gross floor area of the dwelling to which it relates.*
 - It is considered that this proposal will not represent an unacceptable loss in private outdoor space.

9. Conclusion

The proposed development has been assessed and the proposed works are considered to be in accordance with the above relevant policies and planning permission can be granted.

RECOMMENDATION: GRANT PERMISSION

Conditions

TL1
AP1
M1
PD5
DC1

Informatives

IF3