

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Church

App Ref: 230476/HOU

Address: 291 Basingstoke Road, Reading, RG2 0JA

Proposals: Removal of existing conservatory to rear of the property and replace with new single storey rear extension with flat roof. Construction of new dormer to side elevation for existing loft conversion.

Case Officer: Gary Miles

Applicant: Conor Elliott-Walker

Date received (valid from): 12 April 2023 **Target Decision date:** 5 July 2023

1. SITE DESCRIPTION

The application site is a 2 storey bay fronted semi-detached dwellinghouse with existing loft conversion, constructed using red brick and part painted pebble dashed render with red tiled hip-to-gable pitched roof. Existing skylights are present in the front, side and rear roof aspect giving light to the existing loft conversion.

The area of Basingstoke Road in the vicinity of the application site is characterised mainly by semi-detached properties constructed from red brick and red tiled roofs, of similar age and style with distinct gaps between the properties. The property has a larger than average east facing rear garden. A number of properties have been subject to refurbishment and extensions of differing styles and size including flat roofed side dormers. The property is not listed nor within a conservation area.

Site visit date: 19th May 2023

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal includes the removal of existing conservatory to the rear of the property to be replaced with a new single storey rear extension with flat roof and the construction of a new dormer to side elevation for the existing loft conversion.

The rear single storey extension will be constructed using bricks to match existing house with a flat roof finished in high performance felt, a number of new upvc windows on the side elevation with a upvc window and French doors to the rear elevation.

The agent submitted plans for a flat roofed side dormer. Flat roofed dormers are less favourable so, the agent was requested to amend the side flat roofed dormer to a hip-to-gable dormer. The proposed dormer walls will use vertical wall hung tiles to match existing roof.

Plans considered

Drawing no: TQRQM23097091348379 - Site Location Plan - dated April 2023

Drawing no: TQRQM23097091640002 - Existing Block Plan - dated April 2023

Drawing no: TQRQM23097091640002 - Proposed Block Plan - dated April 2023

Drawing no: - Existing & Proposed Elevations - dated March 2023

Drawing no: - Existing & Proposed Floor Plans - dated March 2023

Received by the Local Planning Authority on 13th April 2023

Drawing no: - Existing & Proposed Elevations - Rev B - dated May 2023

Drawing no: - Existing & Proposed Floor Plans - Rev B - dated May 2023
Received by the Local Planning Authority on 28th May 2023
Drawing no: - Existing & Proposed Elevations - Rev C - dated May 2023
Drawing no: - Existing & Proposed Floor Plans - Rev C - dated May 2023
Received by the Local Planning Authority on 15th June 2023
Drawing no: TQRQM23097091640002 - Proposed Block Plan (amended) - dated April 2023
Received by the Local Planning Authority on 5th July 2023

3. RELEVANT PLANNING HISTORY

020587 - Single storey rear extension, to form annex - Refused October 2002

4. CONSULTATIONS

The following addresses were consulted by letter.

289 Basingstoke Road, Reading, RG2 0JA
293 Basingstoke Road, Reading, RG2 0JA
14 Brixham Road, Reading, RG2 7RA
12 Brixham Road, Reading, RG2 7RA

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 proposed single storey rear projection is partially replacing an existing structure, officers have worked with the agent to make sure the single storey extension is greatly offset from the boundary with number 289 Basingstoke Road, the proposed eaves height is to be 2.8m above ground level and the proposed single storey rear element is to be constructed using like for like materials.

It is considered the proposed single storey rear element will be subservient to the existing properties and will blend in with the pattern of neighbouring properties. It is not considered to be harmful to the existing character of the property or the existing streetscene.

The proposed side dormer will be largely hidden from view from the front elevation by its nature of hip-to gable style roof rather than a flat roofed dormer, material will match the existing and the side window will be obscure glazed.

The proposed windows and doors will match the alignment of the existing, note the existing windows are largely flush with the eaves.

Officers consider the proposals to be compliant with policies CC7 and H9 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.

The proposed single storey rear projection is partially replacing an existing structure. The single storey extension will be partly constructed on the footprint of the original conservatory, the extension will then extend a further 2.1m. The proposed eaves height is to be 2.8m above ground level and the proposed single storey rear element is to be constructed using like for like materials.

Due to the overall length of the proposal, officers raised concerns around the tunnelling effect on the neighbouring property at 289 Basingstoke Road. Officers worked with the agent and the agent agreed to offset the rear section (2.1m long) 1.7m from the line of the original conservatory. The agent submitted amended plans as requested.

The proposed hip-to-gable dormer is unobtrusive to the existing property and is not expected to reduce privacy or sunlight in to any neighbouring properties. The side window in the proposed dormer must be obscure glazed and will be secured with a condition on the decision notice.

Officers are satisfied with the amended plans. The proposal is therefore considered compliant with policies CC8 and H9 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:

AP1 Time Limit

TL1 Approved Plans

M1 Materials to Match

PD3 - Obscure Glazing to dormer window

PD5 - Restricted Use of Flat Roof