

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Kentwood

App Ref: 221326/HOU

Address: 41 Bramshaw Road, Tilehurst, Reading, RG30 6AT

Proposals: Part single and part two storey rear extension

Case Officer: Sian Hickey

Applicant: Ms Moushin Sikdar

Date received (valid from): 7 September 2022

Agreed Decision date: 14 December 2022

1. SITE DESCRIPTION

The application site is a two storey end of terrace dwelling. The property is not a Listed Building and it doesn't fall within a Conservation Area. The surrounding area has a residential character, comprised of properties of similar styles and the design.

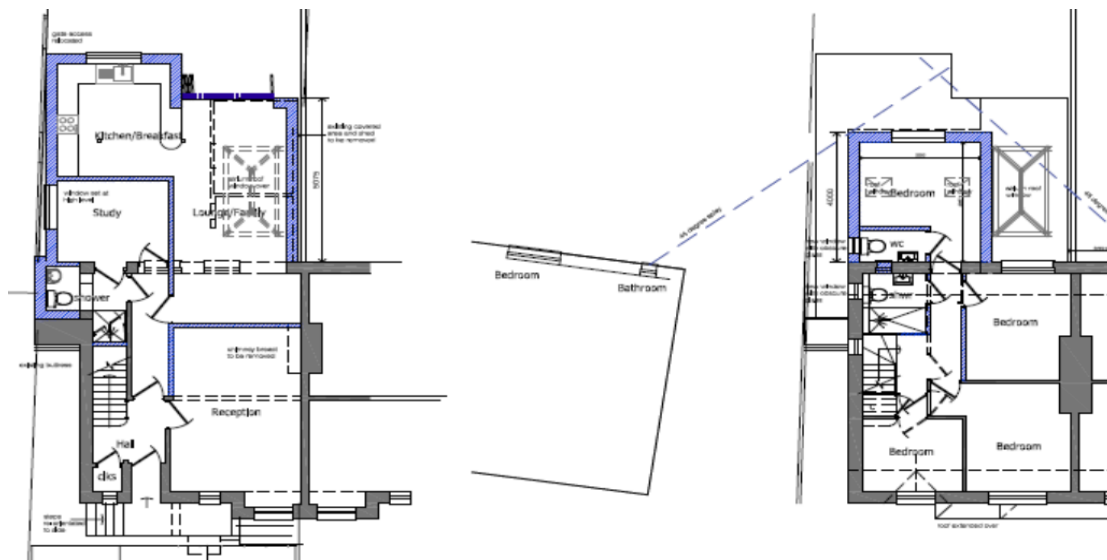
Site visit date: 20/09/2022

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a part single and part two storey rear extension. The proposed two storey element would have a maximum depth of 4m. The proposed single storey element would project 6.4m from the original rear wall of the dwelling and would wrap around the side elevation.



Plans considered:

Drawing No: BR41:003 - Existing Floor Plans received 7th September 2022
 Drawing No: BR41:005 - Existing Elevations received 7th September 2022
 Drawing No: BR41:002 Rev P1 - Location Plan received 5th October 2022
 Drawing No: BR41:006 Rev P3 - Proposed Elevations received 2nd December 2022
 Drawing No: BR41:004 Rev P2 - Proposed Floor Plans received 2nd December 2022
 Drawing No: BR41:001 Rev P2 - Block Plan received 6th December 2022

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

The following addresses were consulted by letter.

355 Norcot Road, Tilehurst, Reading, RG30 6AB
 351 Norcot Road, Tilehurst, Reading, RG30 6AB
 353 Norcot Road, Tilehurst, Reading, RG30 6AB
 43 Bramshaw Road, Tilehurst, RG30 6AT
 39 Bramshaw Road, Tilehurst, Reading, RG30 6AT

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 Amenity)

H9 (House Extensions and Ancillary Accommodation)

SPD

Design Guide to House Extensions SPG (2021)

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 Officer had a few concerns with the design originally submitted, which were discussed with the agent. The proposal originally included a front bay extension which was not considered acceptable due to the rhythm of forms along the street, this has now been removed from the scheme. The two storey element of the proposed extension originally extended across the full width of the dwelling, this element has been reduced to a width of 3.94m across the rear elevation. The proposed depth of the single storey rear extension is stepped, the depth of the section nearest to the boundary of number 43 Bramshaw Road has been reduced from the original proposal, and the height of the single storey element has also been reduced.

It is considered that the plot is capable of taking extensions of the proposed size and scale. There are other single storey extensions and outbuildings in the surrounding area therefore this development is not considered uncharacteristic. Although two storey extensions are not common in the immediate area, the two storey element is contained at the rear of the property and will not be visible from the street, therefore posing minimal risk of harm to the streetscape. In terms of design, the proposal is considered suitable. The proposed roof pitch of the second storey element is considerably set down from the main roof ridge line. A flat roof will extend over the proposed single storey element. The materials proposed will match the existing.

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 first floor aspect of this proposal has been stepped back to ensure that it complies with the 45 degree rule for sunlight and daylight impact assessment. The proposal includes two first floor windows located in the side elevation, both windows will be obscure glazed. The proposed extension includes one ground floor side window, this is not considered to result in any loss of amenity to the neighbouring property due to its ground floor nature, the existing boundary fence, and the alleyway between the properties. Therefore there are no identified risks relating to privacy and overlooking.

The proposed two storey element of the proposal is set off the boundary with no 43 Bramshaw Road by 2.29m. The proposed extension replaces an existing single storey structure which extends with a depth of 5.09m along the boundary with no 43. Therefore, it is considered that although there would be some additional impact from the extension, it is not considered to be significantly different to the existing arrangement, and not so significantly detrimental to warrant refusal on this basis. With regards to no 39 Bramshaw Road the gap between the proposed extension and this neighbour is considered sufficient, furthermore, there is an alley between the application site and this neighbour. Although the proposed development will be more noticeable to the residents of neighbouring properties due to its two storey nature, it is not considered to be harmful in respect overbearing effects and visual dominance.

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

Removal of pd rights for windows and dormers in extension