

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Norcot

App Ref: 230093/HOU

Address: 1 Wye Close, Tilehurst, Reading, RG30 4HS

Proposals: Demolition of external store room and replacement with single storey side extension

Case Officer: Sian Hickey

Applicant: Mr Robin Tamlyn

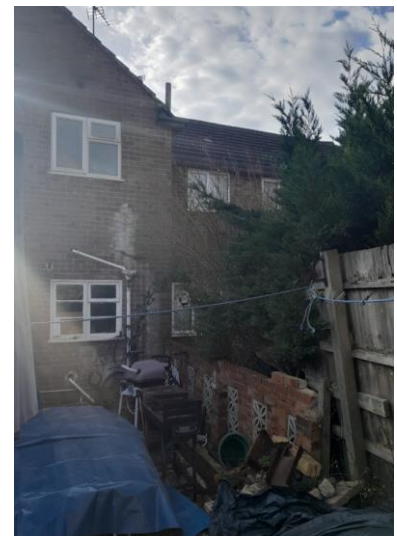
Date received (valid from): 26 January 2023 **Target Decision date:** 23 March 2023

1. SITE DESCRIPTION

The application site is a two storey semi-detached dwelling with a pitched roof located on the corner of Wye Close and Usk Road. The entrance door faces Wye Close. The property is not a listed building, nor does it fall within a conservation area. The surrounding area is predominantly residential.

Site visit date: 10/02/2023

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

The amended proposal for the demolition of the existing single storey store room extension and erection of a replacement single storey side extension. The proposed extension would extend across the full width of the side elevation of the dwelling and would project by no more than 3m. The proposed extension would have a mono-pitched roof with three roof lights. Folding doors would be located in the front facing elevation (towards Wye Close), and one window and one door would be located in the side facing elevation (facing the side of no.2 Wye Close).

Amended Plans considered:

Drawing No. 211/22/12a - Proposed Block Plan received 13th March 2023

Drawing No. 211/22/11 - Existing Block Plan received 13th March 2023
Drawing No. 211/22/10a - Proposed Rear Elevation received 13th March 2023
Drawing No. 211/22/09 - Existing Rear Elevation received 13th March 2023
Drawing No. 211/22/08a - Proposed North Elevation received 13th March 2023
Drawing No. 211/22/07 - Existing North Elevation received 13th March 2023
Drawing No. 211/22/06a - Proposed South Elevation received 13th March 2023
Drawing No. 211/22/05a - Existing South Elevation received 13th March 2023
Drawing No. 211/22/04 - Proposed Front Elevation received 13th March 2023
Drawing No. 211/22/03 - Existing Front Elevation received 13th March 2023
Drawing No. 211/22/02c - Proposed Ground Floor Plan received 13th March 2023
Drawing No. 211/22/01 - Existing Ground Floor Plan received 13th March 2023
Location Plan received 13th March 2023

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

The following addresses were consulted by letter.

2 Wye Close, Tilehurst, Reading, RG30 4HS
69 Usk Road, Tilehurst, Reading, RG30 4HR

Letters of representation have been received as follows: None

Discussions with agent

The proposal originally included a new dropped kerb and 5.5m wide vehicular hardstanding, and a 1.8m high fence to create an enclosed garden area. The agent was informed that the proposed fence would not respect the character and appearance of the surrounding area and would not be supported by planning officers. Furthermore, the visibility sprays required by RBC Transport could not be achieved from the proposed new access. Therefore, the agent removed these elements from the scheme and decided to continue with the application solely for the proposed single storey extension.

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)

TR3 (Access Traffic and Highway-related Matters)

TR5 (Car and Cycle Parking)

SPD

Design Guide to House Extensions SPD 2021

Revised Parking Standards and Design SPD 2011

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 amended proposed extension would be of modest scale to replace an existing extension and would be subservient to the main dwelling, the proposed extension is therefore considered acceptable in terms of size and scale. The proposed design would complement the existing dwelling and the proposed materials would be to match existing materials. It is considered that the proposed extension would not be harmful to the character of the house or neighbouring properties and would improve the appearance of the building by removing the existing single storey element which is of poor quality. There are other single storey extensions and outbuildings in the surrounding area therefore this development is not considered uncharacteristic.

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 development would not have a significant detrimental impact on the amenity of the adjoining properties. The proposed extension replaces an existing extension. Although the proposed development will be more noticeable to the residents of the attached neighbouring property, due to its increase in width, height, and proximity to the boundary, it is not considered to be harmful in respect of privacy and overlooking, overbearing effects, visual dominance or loss of sunlight and daylight. The proposed mono pitched roof form gradually reduces the impact for 69 Usk Road as the depth of the extension increases, and the extension has a modest eaves height of 2.2m.

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 - Matching Materials