

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Church

App Ref: 230189/HOU

Address: 1 Barnsdale Road, Reading, RG2 7JJ

Proposals: Proposed 1st floor side extension

Case Officer: Marcie Rejwerska

Applicant: Mr Janus Toci

Date received (valid from): 16 February 2023 **Target Decision date:** 2 June 2023 (ext.)

1. SITE DESCRIPTION

The application site comprises a two-storey semi-detached dwelling on the corner of Barnsdale Road and Stanhope Road. The property is set back from the road and partly obscured from view due to tall hedges on the property boundary. There is an existing single storey side extension with a hipped roof. The rear garden is relatively small due to the positioning of the property. The surrounding area is residential, comprised of semi-detached properties in varying styles. The property is not listed nor in a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a first floor side extension above the existing single storey side extension to provide an extra habitable room on the first floor of the dwelling. The extension would be set back 1m from the front elevation of the existing single storey side extension, with a total set back of 2.1m from the front elevation of the host dwelling. The proposed extension will measure 5.51m in depth and 3.12m in width to line up with the existing side extension at the side and rear. The extension would have a hipped roof to match the existing, set down from the top ridge of the host dwelling. Two new windows are proposed at the front and rear elevation; the proposed new rear elevation window is to be obscure glazed. The proposed materials will match the host dwelling.

Plans considered:

LOC01 Location plan, dated January 2023, received 17 February 2023

23/05/01 Block plan, dated January 2023, received 17 February 2023

23/05/02 Existing plan and elevations, dated January 2023, received 17 February 2023

23/05/03 Proposed plan and elevations, dated January 2023, received 17 February 2023

Preliminary Bat Roost and Breeding Bird Appraisal, Martin Ecology, dated 28 April 2023, received 10 May 2023

3. RELEVANT PLANNING HISTORY

102102 - Demolition of garage and erection of two storey side extension - Application refused on 25/11/2010

111242 - Certificate of lawfulness for proposed single storey side extension - Application refused on 15/6/2011

111585 - Single storey side extension following demolition of single garage (re-submission of 10/01848/FUL) - Application permitted on 24/8/2011

4. CONSULTATIONS

Internal consultations:

Ecology - The Bat Survey report (Martin Ecology, April 2023) has been undertaken to an appropriate standard and concludes that the risk of bats being affected by the proposals is minimal. There are therefore no objections to this application on ecology grounds.

External consultations:

The following addresses were consulted by letter.

The Birches, 3a Barnsdale Road, Reading, Berkshire, RG2 7JJ
3 Barnsdale Road, Reading, Berkshire, RG2 7JJ
24 Ennerdale Road, Reading, RG2 7HH
23 Stanhope Road, Reading, RG2 7HJ

1 objection received citing the following:

- Loss of privacy
- Loss of outlook
- Overshadowing
- Close proximity to neighbouring property at 23 Stanhope Road

Officer note - Loss of outlook is not a material consideration. The other issues are discussed within this report.

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 SPD (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 proposed extension is considered acceptable in terms of scale and size - the proposal is adequately subservient to the host dwelling and is not considered overbearing. The close proximity to the neighbouring no.23 Stanhope Road is noted. Due to the positioning of the properties on the corner of Stanhope Road and Barnsdale Road, the properties are close together resulting in small rear gardens. However, the proposed extension is not considered to reduce the spacing between the application site and no.23 Stanhope Road to an unacceptable level. The neighbouring property itself is not set on the boundary - a single storey side extension provides spacing.

The slope of the land is also noted - the application site is set on an incline. This is not considered to have an effect on the proposal.

The design of the proposal is considered acceptable. Matching materials, roof design and fenestration layout respect the host dwelling and the surrounding area. There is no harm to the outlook of the property nor the wider street scene.

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.

- Privacy and overlooking;
 - New windows proposed are not considered to create a risk of overlooking. The proposed rear elevation window is to be obscure glazed therefore there is no risk of overlooking to the rear of no.23 Stanhope Road.
- Overbearing effects;
 - No identified risk - the proposal is appropriately scaled.
- Sunlight and daylight;
 - It is noted that the side elevation window of no.23 Stanhope Road does not serve a habitable room and any potential loss of light is not considered harmful.

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 PERMISSION

Recommended Conditions:

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