

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Katesgrove

App Ref: 230156/HOU

Address: 5 George Palmer Close, Reading, RG2 7QW

Proposals: Ground floor rear extension. Roof dormer plus insertion of skylights and Relocation of existing roof solar panels. Insertion window on front fenestration.

Case Officer: Gary Miles

Applicant: Poppy Aylmer

Date received (valid from): 9 February 2023 **Target Decision date:** 19 April 2023

1. SITE DESCRIPTION

The application site is a link-detached dwellinghouse, constructed in the 2000's located in the ward of Whitley. George Palmer Close is characterised with detached properties, terraced and semi-detached properties of similar design, constructed using a mixture of brick and red tiled pitched roofs, whilst some properties are link-detached they still have distinct gaps between properties. A number of properties have been subject to extensions and refurbishments including loft dormers of differing styles. The property is not listed nor is it within a conservation area.

Site visit date: Officers visited the property on 15th November in relation to another application.

2. PROPOSAL AND SUPPORTING INFORMATION

Ground floor rear extension to match depth of garage with a projection of 3.35m and insertion of 3 no. skylights. Roof dormer to create 2 separate bedrooms with 2 obscure glazed windows to the side and insertion of window on front and rear fenestration. Relocation of existing roof solar panels from one side of the existing roof slope to the other.

Plans considered:

Drawing no: Author - Location Plan - dated February 2023

Drawing no: A101 + A201 - Block Plan - dated February 2023

Drawing no: A102 + A202 - Ground Floor - dated February 2023

Drawing no: A103 + A203 - First Floor - dated February 2023

Drawing no: A104 + A204 - Loft Plan - dated February 2023

Drawing no: A105 + A205 - Roof Plan - dated February 2023

Drawing no: A106 + A206 - Section 1 - dated February 2023

Drawing no: A107 + A207 - Section 2 - dated February 2023

Drawing no: A108 + A208 - Front Elevation - dated February 2023

Drawing no: A109 + A209 - Rear Elevation - dated February 2023

Drawing no: A110 + A210 - Side Elevation 1 - dated February 2023

Drawing no: A111 + A211 - Side Elevation 2 - dated February 2023

Received by the Local Planning Authority on 10th February 2023

3. RELEVANT PLANNING HISTORY

221534 - Ground floor rear extension to match depth of garage. Garage conversion and Single story roof dormer with insertion of skylights. Relocation of existing roof solar panels and insertion window on front fenestration - Withdrawn by agent January 2023

4. CONSULTATIONS

The following addresses were consulted by letter.

24 Northumberland Avenue, Reading, RG2 7PW
4 George Palmer Close, Reading, RG2 7QW
6 George Palmer Close, Reading, RG2 7QW
10 Whitley Rise, Reading, RG2 0NS

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 construction materials will match the existing brickwork and roof tiles and the design of the proposed side loft dormer respects the character of the existing roofline.

The ground floor rear extension will respect the character of the existing property as it projects no further than the line of the existing garage rear wall effectively in filling the gap between the applicant's garage and the garage of the neighbouring property at no. 6 George Palmer Close, the rear extension roofline is also set down from the applicants garage and neighbours garage so looks subservient.

The proposals are considered acceptable in terms of design, quality and scale and thus comply with Policies CC7 and H9 of the Reading Borough Council Local Plan 2019 and the Design Guide to House Extensions 2021.

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.

Officers believe the proposed single storey rear extension and proposed side loft dormer with window on front and rear fenestration will not be harmful in respect of privacy or overbearing effects as existing windows already face in the directions proposed.

The proposed rear extension will protrude beyond the neighbouring properties garage at no. 6 George Palmer Close by 1.4m however, is not considered detrimental to loss of light as the garage is only served by a single door with 1 glazed panel and is not classed as a habitable room.

The applicant's property retains more than 50 percent of the existing garden space and hence outdoor areas are not compromised.

The proposed changes are considered compliant with policies H9 & CC8 of the Reading Borough Council 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
TL1
M1