

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Thames

App Ref: 221168/HOU

Address: 25 Swansea Road, Reading, RG1 8EY

Proposals: Demolition of lean to and ground floor W.C. Construction of new flat roof infill extension with internal alterations

Case Officer: Ms Claire Ringwood

Applicant: Dr & Mrs Daniel Berry

Date received (valid from): 9 August 2022 **Target Decision date:** 4 October 2022

1. SITE DESCRIPTION

The application site is a two storey mid-terrace property with a two storey rear gable and a single storey lean-to. The site is located within Flood Zone 2 and is within an Air Quality Management Area. The surrounding area is predominantly residential.



2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for the demolition of the existing lean-to and ground floor WC and the construction of a new flat roof single storey infill extension with internal alterations. The proposed extension would extend no deeper than the existing lean-to and WC and would be no higher than the existing translucent roof sheeting which is shared with the neighbouring property at 23 Swansea Road.

The proposed extension would have bi-fold doors at the rear and a roof lantern.

The materials consist of red brick to match the existing property.

Plans considered:

Drawing No: P-01 - Existing & Proposed Plans & Elevations
Received 9th August 2022

Flood Risk Assessment by CSB Architects
Received 14th September 2022

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter.

23 Swansea Road, Reading, RG1 8EY
27 Swansea Road, Reading, RG1 8EY
28 York Road, Reading, RG1 8DX
30 York Road, Reading, RG1 8DX

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)
EN18 Flooding and Sustainable Drainage Systems

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 replaces an existing single storey lean-to. The proposed extension will not extend any further than the existing and will remain the same depth as the existing, and the single storey additions at 23 and 27 Swansea Road. The proposed extension has a flat roof with a roof lantern and the overall height is no higher than the top of the existing mono-pitch roof of the lean-to. The proposal is not considered harmful to the character or appearance of the property or neighbouring properties.

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 at 23 and 27 Swansea Road, despite being built to the property boundary at a height of approximately 2.7m. The proposed extension replaces an existing lean-to and its depth will remain the same as existing. The applicants supporting flood risk assessment demonstrates that the floor level of the proposed extension will be at the same floor level as the existing property and is therefore compliant with the NPPF guidance on flood risk for the level of flood risk and type of development. Although the proposed development will be more noticeable to the residents of neighbouring properties it is not considered to be harmful in respect of privacy and overlooking, overbearing effects, visual dominance or loss of sunlight and daylight.

Flood Risk

As the proposal site is within flood zones 2, it is required that a flood risk assessment report be carried out and produced to support this application. The submitted report highlights that the proposed ground floor level will be set at the same level as existing and would use flood resistant materials up to at least 300mm above the estimated flood level.

It is considered that the proposal will not increase the risk of flooding or compromise the safety of the occupants or neighbours should a 1 in 100 year (FZ2) flood occur. A compliance condition is recommended to ensure that the measures stated are carried out. This is in accordance with EA Standing Advice and Policy EN18 of the Reading Borough Local Plan.

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:

1. Time limit
2. Approved Plans
3. Materials
4. Flood Protection Measures