

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Kentwood

App Ref: 230100/HOU

Address: 6 Parkhill Drive, Tilehurst, Reading, RG31 6LB

Proposals: Proposed Single Storey Side and Rear Extension and Enclosure of Existing Porch

Case Officer: Sian Hickey

Applicant: Mr and Mrs Binstead

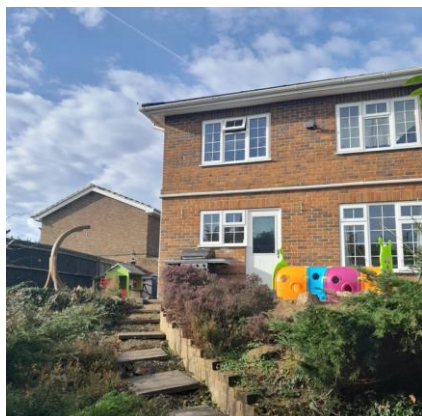
Date received (valid from): 26 January 2023 **Target Decision date:** 23 March 2023

1. SITE DESCRIPTION

The application site is a detached dwelling within a cul-de-sac. The property is not a listed building, nor does it fall within a conservation area. The surrounding area is predominantly residential, the houses on this street are similar in scale and appearance. Oak Tree Road Allotments is located at the rear of the site. There is a significant difference in the height of the land with lower ground to the rear

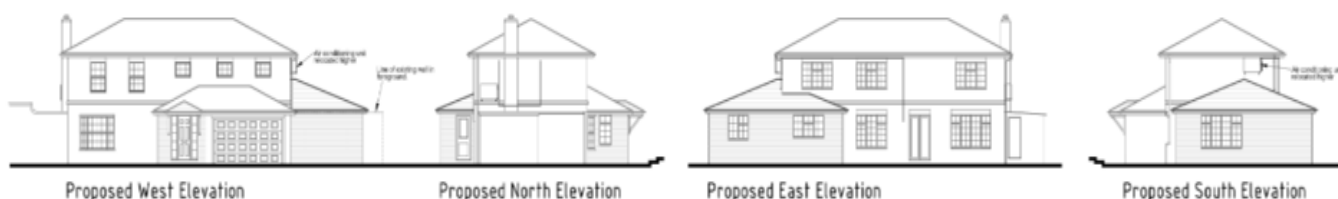
Site visit date: 10/02/2023

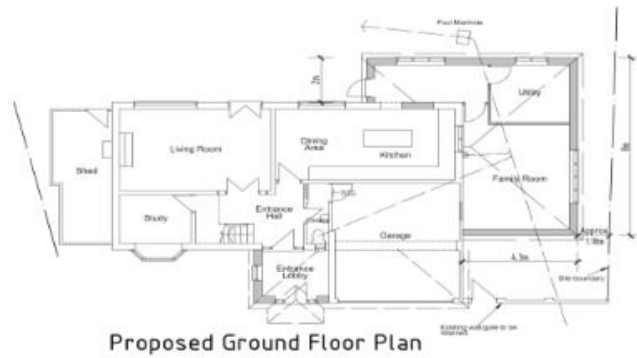
Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a proposed single storey rear and side wrap around extension. The existing air conditioning unit on the side wall would be relocated slightly higher. The proposal also includes the enclosure of the existing porch to create a new entrance lobby.





Plans considered

Drawing No. 01 - Existing and Proposed Floor Plans and Elevations

Location Plan

Block Plan

Received 26th January 2023

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

The following addresses were consulted by letter.

8 Parkhill Drive, Tilehurst, Reading, Berks, RG31 6LB

4 Parkhill Drive, Tilehurst, Reading, RG31 6LB

Letters of representation have been received as follows: None

Transport - No objections

Environmental Health - The development lies on the site of an historic gravel pit, which has the potential to have caused contaminated land. Therefore, a recommended condition and informative are attached to this planning permission with regards to contaminated land. These are required to ensure that future occupants are not put at undue risk from contamination.

An informative has also been added with regards to the relocation of the existing air conditioning unit as it might be more noticeable to neighbours due to its increase in height and therefore it should be ensured that the noise from the unit is not likely to cause a nuisance to neighbours.

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.

Although the proposed side and rear extension is large in scale, it is considered that the plot is capable of taking an extension of this size. The application site and surrounding properties have relatively large rear gardens. Number 4 Parkhill Drive has also created a wrap-around extension and other properties within the vicinity also have rear extensions, therefore the proposal is not considered out of character for its location. Although the side element of the extension and the porch infill extension will be visible from the street scene, it is not considered harmful to the character of the host dwelling or the surrounding area. Furthermore, the dwelling is significantly set back from the street. The proposals would integrate well with the dwelling and are therefore considered acceptable in terms of design. The proposed materials are to match those of the existing dwelling.

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 extensions are not considered to be harmful in respect of overbearing effects and visual dominance. There would be a sufficient gap between the side extension and the boundary with number 8 Parkhill Drive. There is also no identified risk in relation to loss of sunlight and daylight for this neighbour. There are no risks in relation to privacy and overlooking due to the single storey nature of the extensions. Although there is a window proposed in the side elevation of the side extension, this would be largely screened by the existing boundary fence. The

extensions will not result in a loss of biodiversity within the garden, and the amount of remaining amenity space is considered acceptable.

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

CO1 - Unidentified Contamination