

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Norcot

App Ref: 221597/HOU

Address: 188 Norcot Road, Tilehurst, Reading, RG30 6BN

Proposals: Proposed Side and Front ground floor extension

Case Officer: Gary Miles

Applicant: Mr and Mrs Sharpe

Date received (valid from): 25 October 2022 **Target Decision date:** 20 January 2022

1. SITE DESCRIPTION

The application site is a 1950's semi-detached dwellinghouse, located on the southern side of Norcot Road - the north elevation fronts the public highway. Norcot Road is characterised with a mixture of detached and semi-detached properties of similar age, character and style, constructed using a mixture of red brick and render and red tiled pitched roofs, with distinct gaps between properties. The property has a larger than average rear garden mainly laid to lawn and a large frontage, with parking for 2 cars and an area laid to lawn. A number of properties have been subject to rear extensions of differing styles over the years, the attached neighbouring property has been subject to a loft dormer extension and alterations and rear single storey extension. The property is not listed nor is it within a conservation area.

Site visit date: 01/12/2022



Site visit photo - front elevation



Site visit photo - side elevation

2. PROPOSAL AND SUPPORTING INFORMATION

Proposed side and front ground floor single storey extension with pitched roof, constructed using similar materials and 3 no. velux windows in side roof elevation.

Plans considered:

Drawing No. 01 - Existing Plans & Elevations - dated September 2022

Drawing No. 02 - Proposed Plans & Elevations - dated October 2022

Received by the Local Planning Authority on 26th October 2022

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter.

186 Norcot Road, Tilehurst, Reading, RG30 6BN

18 Birch Avenue, Tilehurst, Reading, RG30 6BL

190 Norcot Road, Tilehurst, Reading, RG30 6BN

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)

EN12 (Biodiversity and the Green Network)

SPG/SPD

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 proposal is not considered to be harmful to the character of the existing house - in fact I believe the design will enhance the existing property. The proposal therefore complies with policies H9 and CC7 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.

The proposal being single storey will not reduce daylight or sunlight to neighbouring properties, nor is the proposals of large scale and therefore will not be overbearing. The property has a larger than average garden and land to the side, it is therefore considered compliant with policies H9 & CC8 of the Reading Borough Council Local Plan (2019).

Trees

There are no trees or large shrubs present at the property within 15m of the proposed. The application is therefore considered acceptable under policies CC7 and EN14 of the Reading Borough Local Plan (2019).

Ecology

Ecology Officer makes reference to the proposed single storey side and front extension. Whilst the property is located 50m east of Louse Hill Copse Local Wildlife site and 100m south of Round Copse Local Wildlife site, the proposals will not affect the existing roof therefore unlikely the proposals will affect bats, therefore the proposal is considered compliant to policies H9 and EN12 of the Reading Borough 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

