

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Church

App Ref: 211990/HOU

Address: 8 Hartland Road, Reading, RG2 8BN

Proposals: Part single part double storey side and rear extension

Case Officer: Marcie Rejwerska

Applicant: Mrs Nida Ebrahim

Date received (valid from): 10 December 2021 Target Decision date: 25 February 2023 (ext.)

1. SITE DESCRIPTION

The application site is a two storey end-terrace property on the south side of Hartland Road. The property is set back from the road by way of a paved driveway. The immediate area is residential comprised of semi-detached and terraced properties which vary in character. The property is not listed nor in a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a part two storey part single storey side and rear extensions, and a new front porch extension.

The proposed front porch measures 1.2m depth x 3.83m width, with a hipped roof to match the host dwelling.

At ground floor level a wraparound extension is proposed to the side and rear, measuring 1.1m width at the side, aligned with the front elevation of the main dwelling. At the rear, the extension measures 3.6m in depth across the width of the existing dwelling and the side extension.

The side extension is two storeys across the depth of the main dwelling. At the first floor level, the side extension is set back from the front elevation by 1.3m with a hipped roof above the ground floor.

At the rear, a first floor extension above the proposed single storey rear extension measures 3.6m in depth x 4.5m width, and has a hipped roof to match the main dwelling.

Plans considered:

PL-01 REV.3, Proposed and existing plans and elevations, dated 6 February 2023, received 6 February 2023

3. RELEVANT PLANNING HISTORY

121651 - Two-storey side extension and part single/two storey rear extension. - APPLICATION PERMITTED on 9/11/2012 but not implemented

211655 - Rear extension measuring 6 metres in depth, with a maximum height of 3.40 metres and 2.95 metres in height to the eaves level. Notification of the construction of an extension under class A Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 - PRIOR APPROVAL NOT REQUIRED; extension not implemented

4. CONSULTATIONS

No internal consultation undertaken.

The following addresses were consulted by letter.

6 Hartland Road, Reading, RG2 8BN
10 Hartland Road, Reading, RG2 8BN

No comments 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)

SPD

Design Guide to House Extensions (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 extensions are considered acceptable in scale. The side and rear extensions have been designed with the roof set down from the main ridge to appear subservient. The set back at the first floor level contributes to a subservient appearance.

Generally, two storey side extensions are not common in the immediate surrounding area but the varied character of the properties on Hartland Road means that the proposal is not considered to pose a risk of harm to the character of the wider street scene.

Similarly, the front porch extension is considered acceptable as it does not disrupt the prevailing building line. There are similar porches in the surrounding area including the neighbouring no.10 Hartland Road. The proposed porch is, therefore, not considered harmful to the character of the property nor the street.

At the rear, the proposed extensions are subservient to the host dwelling while respecting the property's character. The proposed new windows respect the existing fenestration layout.

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 create new views but these are not considered to pose a risk of overlooking or loss of privacy.
- Overbearing effects;
 - There is sufficient spacing between the application site and no. 10 Hartland Road to prevent the extensions appearing overbearing. The property is set back from the road and therefore the proposal is not considered to appear visually dominant from the street. The two storey elements have also been situated away from the boundary with the adjoining no.6 Hartland Road and are therefore not considered overbearing on the neighbour.
- Sunlight and daylight;
 - The applicant has demonstrated 45 degree lines at the first floor level have not been breached by the proposed two storey extensions from both of the neighbouring properties. The officer's own measurements also show that the 60 degree line at the ground floor level taken from no. 6 Hartland Road has not been breached; there are no concerns of overshadowing as a result.

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:

TL1

AP1

M1

PD5 - RESTRICTED USE OF FLAT ROOF