

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Southcote

App Ref: 221102/HOU

Address: 27 Haywood Way, Reading, RG30 4QP

Proposals: Single storey front, side and rear extension.

Case Officer: Beatrice Malama

Applicant: Mr & Mrs M Meenachisundaram

Date received (valid from): 26 July 2022 **Agreed Decision date:** 12 December 2022

Site visit date: 16 November 2022

1. SITE DESCRIPTION

Haywood Way is a residential area comprising of semidetached dwelling houses of similar style. There is a combination of single and two storey houses with long back gardens. Extensions to buildings form part of the character of the area.

The application site is a two storey semidetached dwelling house located to the eastern side of Haywood Way and towards the end of a cul-de-sac. The site is bounded by Prospect School Grounds to the east (rear side of the property). Like other properties within the area, the property has a long back garden with adequate outdoor amenity space.

Site visit photos:



Figure 1: Existing rear Elevation



Figure 2: Existing front elevation and neighbouring front extension

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for a single storey front, side and rear extensions (wraparound). The front extension would measure 1m deep, the side extension would be approximately 2.5m deep and the rear extension 5.5m deep.

Revised plans have been received to reduce the depth of the rear extension from 6m to 5.5m so as to align with the neighbouring rear extension. The roof form of the rear and side extension has been changed from flat to part flat part pitched.

Plans considered:

1332-P-001 Rev A, Site and Block Plans dated 12 July 2022, received 8 December 2022

1332-P-002 Rev A - existing Ground and First Floor Plans dated 12 July 2022, received 11 November 2022

1332-P-003 - Existing Elevations and Roof Plan dated 12 July 2022, received 27 July 2022

1332-P-004 Rev B, Proposed Ground and First Floor Plans dated 12 July 2022, received 8 December 2022

1332-P-005 Rev A, Proposed Elevations dated 12 July 2022, received 8 December 2022

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

Internal Consultations

Transport Development Control - Revised plans illustrating the proposed parking layout for two vehicles was requested and the agent was asked to confirm if the existing dropped kerb is to be widened to accommodate the new layout. Revised plans (ref: 1332-P-004 rev B) illustrating two

car parking spaces within the property boundary have been received and the agent confirmed via email received on 11 November 2022 that the existing dropped kerb is to be maintained.

External Consultation

The following addresses were consulted by letter.

25 Haywood Way, Reading, RG30 4QP
28 Haywood Way, Reading, RG30 4QP

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)
TR3 (Access Traffic and Highway-related Matters)
TR5 (Car and Cycle Parking)

SPG/SPD

A Design Guide to House Extensions SPG
Revised Parking Standards and Design SPD 2011

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 existing house is built of brick with a hipped roof. Exterior walls are a combination of redbrick (the lower half) and painted render (the upper half).

The proposed single storey front, side and rear (wraparound) extension would be finished in redbrick to match the existing lower half of the house. The roof would be a combination of flat and pitched. The pitched part of the roof would be finished with concrete interlocking roof tiles so as to be in keeping with the roof of the main house. The proposed development tries to mimic the neighbouring (at no 26 Haywood Way) wraparound extension in terms of design and size.

Overall, the proposed development is considered to be in keeping with the host house, neighbouring properties and the wider street. The proposal therefore is considered to comply with Policy CC7 and H9 of the Reading Borough Local Plan 2019.

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 extension is single storey and there is an existing boundary fencing to both sides of the property as such it is considered unlikely that the proposal would cause any loss of privacy to the neighbouring properties. In addition, given that the proposal is single storey and considering the separation gap between the site and No. 28 Haywood Way, it is unlikely that the extension would overshadow the adjoining property or cause loss of natural light. Furthermore, given the size and design, the proposed single storey extension is not considered to have any overbearing effects on the adjoining properties.

With regard to the amount of outdoor amenity space, the property has a long back garden with adequate space (as shown in the photo below) and therefore a proposal of this size would not result in a significant reduction in the amount of available garden space.



Figure 3: Existing Rear Garden

In light of the above, the proposal is not considered likely to have any adverse impact on the living conditions of existing or new occupants of the host house and neighbouring properties. The proposal therefore complies with the above identified policies 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

Application Permitted

Recommended Conditions:

Time Limit (Standard)

Approved Plans

Materials (As specified)

Use of roof restricted

Vehicle Parking (As Specified)