

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Park

App Ref: 220974/HOU

Address: 3 Waybrook Crescent, Reading, RG1 5RG

Proposals: Single storey side extension

Case Officer: Marcie Rejwerska

Applicant: Dr Nida Butt

Date received (valid from): 4 July 2022 **Target Decision date:** 21 October 2022 (extended)

1. SITE DESCRIPTION

The application site comprises a two storey semi-detached dwelling on Waybrook Crescent. The property is set back from the road by way of a front garden and paved driveway to the side, leading to a detached single garage set back at the side of the property. There is a modest rear garden. Waybrook Crescent is a residential road comprised of semi-detached properties in similar style. The property is not listed nor in a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey side extension. The proposed extension will be setback from the front elevation by 1.75m. The width of the extension starts at 3m to provide a bathroom, extending to max width at 4.47m to provide a lounge and bedroom. The proposal extends a further 4.2m past the rear elevation. New windows are proposed at the front and rear elevations and new external doors at the side and rear. The proposed extension will have a pitched roof. The existing garage is to be removed.

Plans considered

Existing elevations

Received 5/7/2022

Proposed and existing plans Rev B

Proposed elevations Rev B

Site plan Rev B

Proposed block plan Rev B

Received 5/10/2022

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter.

2 Waybrook Crescent, Reading

4 Waybrook Crescent, Reading, RG1 5RG

122 Hamilton Road, Reading, RG1 5RE

132 Hamilton Road, Reading, RG1 5RE

1 objection received citing concern of use as separate dwelling.

A condition is recommended to restrict the use of the proposed extension as ancillary use only.

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)

SPG/SPD

A Design Guide to House Extensions SPG

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 has been scaled down to reduce the width of the proposed extension. The proposed extension is considered not subservient to the main dwelling due to its scale, however, the extension is sufficiently set back from the front elevation and the road to mitigate visual dominance from the street level. Other properties on Waybrook Crescent have side and rear extensions and therefore the proposal will not appear out of character. The majority of the bulk of the proposal is contained to the rear of the property - it is not considered that this will cause an unacceptable loss in private outdoor space. On balance with no identified harm to amenity of neighbouring properties, the proposal is considered acceptable.

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;
 - No identified risk.
- Overbearing effects;

- No identified risk; the application site is set down from the ground level at no. 4 Waybrook Crescent which mitigates the risk of appearing overbearing.
- Sunlight and daylight;
 - No identified risk.

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:

TL1

AP1

M1

PD6