

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Park

App Ref: 221416/HOU

Address: 157b Wokingham Road, Reading, RG6 1LP

Proposals: Demolition of existing front elevation single storey addition and construction of single storey front extension including partial conversion of existing double garage.

Case Officer: Sian Hickey

Applicant: Mrs D Marino Booth

Date received (valid from): 21 September 2022

Target Decision extension date: 28 November 2022

1. SITE DESCRIPTION

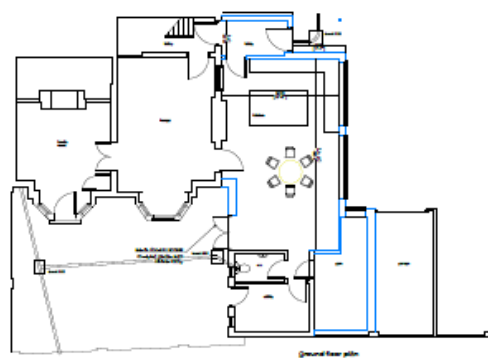
The application site is a two storey dwelling with a pitched roof. A conservatory and a double garage extends to the front of the property. The property is not a listed building, nor does it fall within a conservation area. The property does however fall within an article 4 direction area which control changes of use from C3 - C4 HMO. The surrounding area is predominantly residential.

Site visit date: 11/10/2022

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION



Planning permission is sought for the demolition of existing front elevation single storey conservatory addition and construction of a replacement single storey front extension with a steel corner post to create a covered entrance canopy. The proposed extension would have a flat roof. The proposal also includes partial conversion of the existing double garage to create a home gym. New French doors would be located in the rear elevation of the property.

Plans considered:

Drawing No. 4526 SUR 1.00 - Existing Plans & Elevations and Location Plan dated AUG 22 received 21 September 2022

Drawing No. 4526 SCH 2.00 C - Proposed Plans & Elevations dated AUG 22 received on 19 October 2022

Drawing No. 4526 SCH 2.01 C - Proposed Plans, Block Plan, and Elevations dated AUG 22 received 18 November 2022

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

The following addresses were consulted by letter on 3rd October 2022.

157d Wokingham Road, Reading, RG6 1LP
157c Wokingham Road, Reading, RG6 1LP
Flat 1, 157a Wokingham Road, Reading, RG6 1LP
Flat 2, 157a Wokingham Road, Reading, RG6 1LP
Flat 3, 157a Wokingham Road, Reading, RG6 1LP
Flat 4, 157a Wokingham Road, Reading, RG6 1LP
Flat 5, 157a Wokingham Road, Reading, RG6 1LP
Flat 6, 157a Wokingham Road, Reading, RG6 1LP
157a Wokingham Road
157c Wokingham road, RG6 1LP

Letters of representation have been received as follows:

One letter was received from the neighbouring property with concerns regarding overlooking and privacy relating to the proposed roof garden. This element of the development has since been removed from the proposal.

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)
TR5 (Car and Cycle Parking)

SPD

Design Guide to House Extensions (2021)
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 proposed front extension is considered acceptable in terms of scale and design. The proposed extension would have a smooth render finish to match the colour of the existing brickwork. The proposal is not considered to harm the character and appearance of the property or the surrounding area. The neighbouring properties are a mix of styles and design, and the neighbouring property no.157 Wokingham Road has a front extension, therefore the proposal isn't considered out of character for its location. Furthermore, the proposed extension will not be clearly visible from the road, the property is set back from the street with a gated entrance and screened by trees.

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 originally included a roof garden above the proposed front extension, the roof garden was considered unacceptable due to privacy and overlooking issues. The amended design overcomes these concerns and the proposal is not considered to be harmful to the neighbouring properties. There are no identified risks in relation to privacy and overlooking, or sunlight and daylight. Although there is an increase in depth, there is no identified risk to the neighbouring properties of the proposed front extension appearing overbearing.

Other Matters

Transport

The partial conversion of the garage will result in the loss of a parking space, however additional parking is provided at the front of the garage, as well as on the drive, this therefore conforms to the Councils current standards and is deemed acceptable and confirmed by Transport in accordance with Policy TR5.

Trees

The following comments were received from RBC Natural Environment team:

There is an existing tree on the front lawn, adjacent to the driveway (as shown on plans) and other vegetation on the southern boundary (not shown on plans). There appears to be no changes to the driveway, hence the perimeter vegetation shouldn't be affected, and it doesn't appear that there's any new build closer to the tree (existing garage footprint not extended) so the proposal is acceptable.

However, one could say that the tree could be vulnerable to site activity during construction so some form of protection would be justified. A Tree Protection Plan that shows fencing along the line of the driveway (to be labelled as 'erected prior to commencement and retained until completion') and/or labels the grass area as a Construction Exclusion Zone, i.e. such that the grass area (hence RPA) is protected from development activity would be sufficient in this case. They could reduce that protected area if they calculated the RPA and protected just that and the canopy (whichever is greater), however, looking at Google St View there are other trees on the frontage whose RPA should also be considered so excluding activity from the whole grass area would seem simpler.

I would suggest that the above be provided prior to a decision to avoid a pre-commencement condition (L7) hence save time and money for the applicant.

Following these comments, the agent provided an updated plan with the protective fencing indicated. The Natural Environment team confirmed the details on the plan are acceptable and a relevant condition has been attached to this decision.

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

M3 - Materials

PD5 - Use or roof restricted

DC1 - Vehicle Parking

LA7 - Arboricultural Method Statement (as specified)