

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Emmer Green

App Ref: 220758/HOU

Address: 8 Tower Close, Emmer Green, Reading, RG4 8UU

Proposals: Single storey flat roof front extension to replace existing flat roof open canopy.

Case Officer: Beatrice Malama

Applicant: Mr & Mrs Terry Sawyer

Date received (valid from): 24 May 2022 **Agreed Decision date:** 12 September 2022

1. SITE DESCRIPTION

Tower Close and the surrounding area is a predominantly residential area. It comprises mainly of detached and link detached two storey residential properties. Most of the properties in the area are built of brick with pitched roofs and attached garages and thus creating a degree of uniformity on the street scene. However there are some minor variations in terms of style among properties on Tower close.

The application site is a two storey detached dwelling house built of brick with a pitched roof. It is one of the properties on Tower close that have garages built as part of the main house and have flat roofed front canopies to the front.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for a single storey flat roof front extension to replace existing flat roof open canopy. The proposal would extend full width in the front elevation and would include a parapet wall. The proposed single storey development would be approximately 0.5m higher than the existing garage and front canopy. Exterior walls would be of brick.

Plans considered

Drawing No. SAWYER-0522-01 - Proposed Ground Floor Plan

Drawing No. SAWYER-0522-02 - Proposed Elevations

Drawing No. SAWYER-0522-03 - Existing Plan and Elevations

Drawing No. SAWYER-0522-04 - Proposed section A-A

Drawing No. SAWYER-0522-05 - Location Plan

Drawing No. SAWYER-0522-06 - Block Plan

Received on 24th May 2022

3. RELEVANT PLANNING HISTORY

No planning history

4. CONSULTATIONS

Confirmation that a site notice was displayed on 28th May 2022 was received. The following adjoining owners and occupiers were consulted by letter on 27th May 2022.

7 Tower Close, Emmer Green, Reading, Berkshire, RG4 8UU

18 Phillimore Road, Emmer Green, Reading, RG4 8UR

9 Tower Close, Emmer Green, Reading, RG4 8UU

23 Tower Close, Emmer Green, Reading, RG4 8UU

6 Aldeburgh Close, Emmer Green, RG4 8UT

22 Tower Close, Emmer Green, Reading, RG4 8UU

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)

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 single storey front extension would replace an existing flat roofed open canopy and would extend full width. The extension would be built of brick to match the rest of the house and the existing flat roof would be retained. Overall the height of the new extension would be approximately 0.5m higher than the existing front canopy.

Whilst the proposed development would be higher than the existing front canopy and the change in the front elevation would be noticeable, it is not considered to materially alter the character of the existing house to the point of causing harm. The proposed design and exterior finishing materials would match the existing and thus the character of the house would be retained. In addition, the proposed change would unlikely harm the outlook of the street scene. In view of this the proposal is considered to comply with the relevant identified policies.

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 front extension would be single storey as such there would be no overlooking or loss of privacy concerns. In addition, although the proposed extension would result in an increase in the overall height of the single storey element in the front elevation, given the existing separation distance between adjoining properties and the orientation of buildings, it is considered unlikely that the proposal would overshadow or cause loss of natural light to neighbouring properties. Furthermore, the extension is not considered to have any overbearing effects on the neighbouring properties. The proposal therefore complies with the above identified policies.

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:

Time Limit (Standard)
Approved Plans
Materials (To match)