

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Southcote

App Ref: 221543/HOU

Address: 65 Shepley Drive, Reading, RG30 3HG

Proposals: Single storey front and rear extensions

Case Officer: Sian Hickey

Applicant: Mrs T Watkins

Date received (valid from): 17 October 2022

Target Decision date: 12 December 2022

1. SITE DESCRIPTION

The application site is a two storey link-detached property with a pitched roof. The surrounding area is predominantly residential. The property is in a row of 6 houses of the same style, with a garage and paved frontage. The property is not listed, nor does it fall within a conservation area.

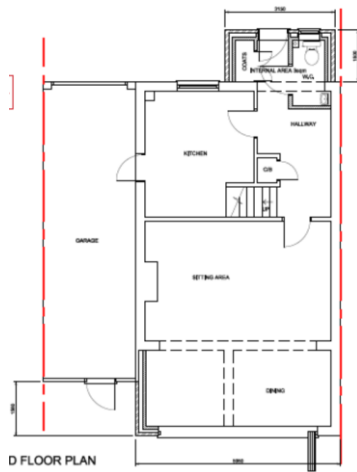
Site visit date: 10/11/2022

Site visit photos:

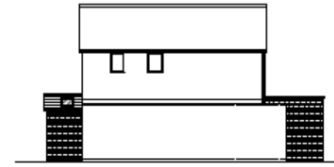


2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey front extension measuring 3.37m wide by 2m deep. The front extension would have a pitch roof with one roof light, and a front facing door and window. The proposal also includes a single storey rear extension to replace the existing single storey projection and extend across the full width of the existing house, the extension would have a depth 2.5m. The proposed rear extension would have a flat roof and rear facing folding doors.



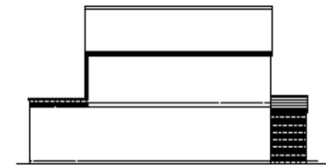
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

Plans considered:

Drawing No. 08422-01 - Existing Ground Floor Plan

Drawing No. 08422-01 - Existing Elevations

As received 17 October 2022.

Drawing No. 08422-03 A - Proposed Ground Floor Plan

As received 15 November 2022.

Drawing No. 08422-04 A - Proposed Elevations

As received 18 November 2022.

Drawing No. 08422-05 A - Location and Block Plan

As received 21 November 2022

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

The following addresses were consulted by letter.

67 Shepley Drive, Southcote, Reading

63 Shepley Drive, Reading, RG30 3HG

Letters of representation have been received as follows: None

RBC Transport - 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 SPG (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 Officer had concerns with the design of the proposed front extension originally submitted, which was discussed with the agent. The depth and height of the proposed front extension were therefore reduced to create less impact on the host dwelling, neighbouring properties and the wider street scene. The proposed porch would have a pitched roof to match the roof style of the host dwelling, and the material would match those of the existing.

The proposed rear extension would be subservient to the main dwelling and the rear garden would be capable of taking an extension of this size, the proposal is therefore considered acceptable in terms of scale. The proposed design and materials complement and match the existing dwelling. The proposal is not considered out of character as there are a variety of rear extensions in the surrounding area. The proposed extension is contained at the rear and therefore the proposed development is not considered to impact the wider street scene.

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.

It is not considered that the proposed front and rear extensions would have a significant impact on the neighbouring properties in terms of sunlight and daylight, privacy and overlooking, or overbearing effects. The extensions are both single storey in nature and have no ground floor side facing windows. The depth of the rear extension remains the same as that of the existing against the boundary with no. 63 Shepley Drive, and there would be a sufficient gap between the extension and the boundary with no. 67 Shepley Drive.

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

M1 - Materials