

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 220746

Address: 131A Honey End Lane, Reading RG30 4EG

Applicant: Mr Richard Stead

Proposal: Single Storey Rear and Side Extension, plus internal alterations, front porch, first floor bay window/dormer and changes to facade.

Target date:

Case officer: Marcelina Rejwerska

1. Site Description and Surrounding Area:

The proposal site is a two storey detached dwelling on Honey End Lane in Tilehurst. The property has an existing single garage at the side of the property and a conservatory at the rear. Honey End Lane is a residential road characterised by detached and semi-detached properties which vary in design. The property is not listed nor in a conservation area.

2. Proposal:

Planning permission is sought for replacement of the existing garage with a single storey side extension to extent past the rear elevation, a new front porch with timber slats and a new first floor bay window at the front elevation to include a pitched roof dormer. The application also includes a new front elevation from brickwork to render.

2.1. Plans Considered:

21144.S.PP-03 Existing elevations
21144.S.PP-01 Existing ground floor plan
21144.S.PP-02 Existing first floor plan
21144.S.PP-07 Location plan
21144.S.PP-08 Proposed block plan
21144.S.PP-06 Proposed elevations
21144.S.PP-04 Proposed ground floor plan
21144.S.PP-05 Proposed first floor plan

Received 23/05/2022

21144.S.PP-09 Proposed parking plan

Received 11/08/2022

3. Relevant Planning History:

212057 - Part one, part two storey front, side and rear extensions and various elevational alterations - Application withdrawn on 6/5/2022

4. Consultation Responses:

4.1. Internal Consultees

Transport - No objections subject to conditions.

4.2. External Consultation

The following addresses were formally consulted via letter on 27/05/2022:
133 Honey End Lane
20 Shilling Close

No responses received.

In addition, a site notice was sent to the applicant to be displayed on site.

5. Discussions with applicant/agent

None.

6. 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.

7. Relevant Planning Policy and Guidance

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 Policy Guidance

Reading Borough Local Plan (2019)

CC8 Safeguarding Amenity
H9 House Extensions and Ancillary Accommodation

Design Guide to House Extensions - Supplementary Planning Document (2021)

8. Appraisal

8.1. House Extensions and Ancillary Accommodation

In accordance with policy H9: House Extensions and Ancillary Accommodation, house extension proposals are acceptable where it:

- *Respects the character and appearance of the house in terms of scale, location, materials and design*
 - Although the proposed side/rear extension is large in size, it is considered proportional both to the main dwelling as well as its location and context, and therefore acceptable.

- The proposed side extension will have a flat roof; a condition is recommended to restrict the use of the roof.
- The proposed new front porch and façade will complement the dwelling. The materials are considered acceptable.
- The proposed front porch is considered proportional to the dwelling.
- The new bay window/dormer is also considered acceptable. It is proportional to the main dwelling and not considered visually dominant.
- *Respects the character and pattern of neighbouring properties and appearance of the street as a whole in terms of scale, location, materials and design, the arrangement of doors, windows and other principal architectural features and any important existing building line.*
 - Properties on Honey End Lane vary widely in terms of design and character. Properties 129 and 131 Honey End Lane have white render facades and therefore the proposed new façade will not appear out of character.
 - The proposed bay window/dormer and front porch are contemporary in design, however this is not considered detrimental to the outlook of the main dwelling nor the wider street scene.
 - The proposed side extension is a quite common one on Honey End Lane and will therefore not appear out character.

8.2.Safeguarding Amenity

This proposal has also been assessed against Reading Borough Local Plan policy CC8: Safeguarding Amenity, which states that proposals are acceptable where they will not cause a detrimental impact on the living environment of existing residential properties with regard to:

- Privacy and overlooking
 - No identified risk of overlooking.
- Access to sunlight and daylight
 - No identified risk of overshadowing.
- Visual dominance and overbearing effects of a development
- Harm to outlook
 - The proposal is considered acceptable in terms of size, scale and design and therefore does not pose any identified risks to amenity of neighbouring properties.

9. Conclusion

The proposed development has been assessed and the proposed works are considered to be in accordance with the above relevant policies and planning permission can be granted.

RECOMMENDATION: GRANT PERMISSION

Conditions

TL1

AP1

M3

PD5

Informatives