

## **DELEGATED HOUSEHOLDER APPLICATION REPORT**

**Ward:** Norcot

**App Ref:** 220790/HOU

**Address:** 11 Walmer Close, Tilehurst, Reading, RG30 4HL

**Proposals:** Single story rear extension and a part garage conversion.

**Case Officer:** Marcie Rejwerska

**Applicant:** Chapman

**Date received (valid from):** 28 May 2022      **Target Decision date:**

### **1. SITE DESCRIPTION**

The application site is a two storey mid-terrace property on Walmer Close in Tilehurst. There is an existing garage at the front of the property which extends past the front elevation; this is part of the original dwelling. Walmer Close is a residential road comprised of semi-detached dwellings and one line of terraced properties. The dwelling is not listed nor in a conservation area.

### **2. PROPOSAL AND SUPPORTING INFORMATION**

Planning permission is sought for a single storey rear extension to measure 3.4m in depth and 5.8m in width across most of the rear elevation, with the proposed extension being stepped off both of the neighbouring boundaries. The proposed extension will have a pitched roof with 2x rooflights and bifold doors.

The proposal also includes a part conversion of the garage into a WC/utility use.

Plans considered:

22027.S.PP-03 Existing elevations  
22027.S.PP-01 Existing ground floor plan  
22027.S.PP-02 Existing first floor  
22027.S.PP-07 Location plan  
22027.S.PP-08 Proposed block plan  
22027.S.PP-06 Proposed elevations  
22027.S.PP-04 Proposed ground floor  
22027.S.PP-05 Proposed first floor

Received 30/5/2022

22027.S.PP-09 Proposed parking layout

Received 26/8/2022

### **3. RELEVANT PLANNING HISTORY**

None.

### **4. CONSULTATIONS**

Internal consultations:

Transport - The property is located at the end of a cul de sac/turning head. Revised plans are required illustrating the proposed parking layout, no part of a vehicle should overhang on to the public footway.

*The agent has since submitted a proposed parking plan layout showing two parking spaces on the existing driveway.*

The following addresses were consulted by letter.

65 Cockney Hill, Tilehurst, Reading, RG30 4HE  
10 Walmer Close, Tilehurst, Reading, RG30 4HL  
12 Walmer Close, Tilehurst, Reading, RG30 4HL

No responses 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 rear extension is considered acceptable in terms of scale. Adjoining neighbours on either side have similarly sized rear extensions and therefore the proposal is not considered out of character for its location. The land at the back of the property is stepped down; there is no identified risk to the neighbouring properties of the proposal appearing overbearing due to the relative heights of either of the neighbouring own rear extensions. The proposed materials for the extension are composite cladding; this is considered acceptable and complementary to the main dwelling.

The proposed internal alterations to convert part of the garage will not be visible on the outside of the property as no windows are proposed as part of the works. The rest of the garage will be used for storage and a plan submitted by the agent shows 2 parking spaces on the existing driveway. This is therefore considered acceptable despite the loss of 1x garage parking space.

### **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;
  - Proposal is acceptable in terms of scale.
- 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**

### **GRANT PERMISSION**

Recommended Conditions:

TL1

AP1

M1

DC1