

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Kentwood

App Ref: 230397/HOU

Address: 24 Coniston Drive, Tilehurst, Reading, RG30 6XS

Proposals: Single storey rear and side extension

Case Officer: Sian Hickey

Applicant: Mr S Sriparan

Date received (valid from): 27 March 2023 **Agreed Decision date:** 02 June 2023

1. SITE DESCRIPTION

The application site is a two storey semi-detached dwelling with a hipped roof. The property is not a listed building, nor does it fall within a conservation area. The surrounding area is predominantly residential.

Site visit date: 12/04/2023

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey side and rear wrap-around extension. The proposed extension would project 4m from the original rear wall of the dwelling. Two windows and a door would be located in the rear elevation, and one window would be located in the front elevation.

Plans considered:

Location and Block Plan dated 16/03/23

Existing and Proposed Floor Plans dated 16/03/23

Existing and Proposed Elevation Plans dated 16/03/23

Existing and Proposed Section Plans dated 16/03/23

3. RELEVANT PLANNING HISTORY

190606 - Certificate of Lawfulness for proposed single storey rear extension - Permitted

4. CONSULTATIONS

The following addresses were consulted by letter.

26 Coniston Drive, Tilehurst, Reading, Berkshire, RG30 6XS

47 Rodway Road, Tilehurst, Reading, RG30 6EH

22 Coniston Drive, Tilehurst, Reading, RG30 6XS

45 Rodway Road, Tilehurst, Reading

Letters of representation have been received as follows: None

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 SPD 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.

Single storey wraparound extensions of the size, scale and location proposed are considered characteristic of the surrounding area. Although the extension is close to the full width of the plot, the side element is significantly set back from the front elevation of the property and the bulk of the extension is contained at the rear. Therefore, it is not considered that the proposed extension would cause harm to the street scene. Although the proposed extension is large in scale it is considered that the plot is capable of taking an extension of this size, the proposed extension replaces an existing conservatory. In terms of design, the proposed extension is considered suitable and the materials used will match the existing. Therefore, it is not considered that the proposed extension would cause harm to the character and appearance of host dwelling.

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 extension is not considered to have a detrimental impact on the living conditions of number 22 Coniston Drive. Due to the existing conservatory, the replacement extension would not result in significant additional harm to this neighbour. The depth of the proposed extension is 4m from the original rear wall of the host dwelling and therefore complies with the guidance within the SPD. With regards to number 26 Coniston Drive, although the depth of the extension will be greater along the boundary with this neighbour, there is a sufficient distance between the proposed extension and the neighbouring property, and due to the single storey nature of the proposed extension, it is not considered that the impact caused would be so detrimental to warrant refusal on this basis.

Overall, there are no identified risks in relation to overbearing effects, sun light and daylight, or privacy and overlooking. Therefore, the proposal therefore complies with policy H9 and CC8 of the Reading Borough Local Plan 2019.

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

M1 - Materials

AP1 - Approved plans