

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Coley

App Ref: 221182/HOU

Address: 11 Ashley Road, Reading, RG1 6HT

Proposals: Proposed single storey rear extension

Case Officer: Ryan Allen

Applicant: Mr Mohammed

Date received (valid from): 10 August 2022 **Target Decision date:** 5 October 2022

1. SITE DESCRIPTION

Site visit date: 23/09/2022

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

The proposal site is a two-storey semi-detached dwelling, situated on Ashley Road in Coley Park. Ashley Road is a residential road, characterised by detached and semi-detached properties, varying in style and design. The property is not listed nor is it in a conservation area.

Planning permission is sought for a single storey rear extension measuring approximately 4m in depth and 5.5m in width, with a maximum height of approximately 3m and approximate maximum eaves height of 2.1m. This would include the removal of two internal walls to adopt an open plan living arrangement. Alongside the installation of a new shower room, ancillary to the existing property.

Plans considered:

Existing Plans & Elevations - Drawing No. AS00522-01

Proposed Ground Floor Plan - Drawing No. AS00522-02

Proposed Elevations - Drawing No. AS00522-03

Site Plan - Drawing No. AS00522-SP01

Plans to scale requested and submitted by agent 26/09/22

3. RELEVANT PLANNING HISTORY

030630 - 21/03/03 - Pair of semi-detached dwellings - Granted

4. CONSULTATIONS

The following addresses were consulted by letter.

28 Hungerford Drive, Reading, RG1 6JA
27 Hungerford Drive, Reading, RG1 6JA
13 Ashley Road, Reading, RG1 6HT
9 Ashley Road, Reading, RG1 6HT

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)
EN12 (Biodiversity and the Green Network)
EN14 (Trees, Hedges and Woodlands)

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 surrounding street scene comprises of a varying degree of style, design types and scales, meaning no established pattern is present. The proposal is for a single storey rear extension with all materials to match. This would enable the proposed development to respect the character of the existing dwelling. Similarly in relation to the scale, the proposed extension does not defer from the existing residence too starkly as the width is that of the current lean to, as well as the proposed being set back from neighbouring boundaries. The depth also does not pose imminent

concern as it does not propose to be greater than 4m. Extensions of a similar scale and design are also present in the surrounding area.

It is considered that the proposal would be complementary to the existing dwelling. The present timber lean-to, which currently stands in a state of disrepair, would be replaced by a structure that would match the materials of the property and present an attractive addition to the dwelling.

All to say, the proposed plans comply with policies H9 & CC7 of the Reading Borough Council Local Plan (2019) by respecting the scale and design of existing and neighbouring properties, whilst acknowledging the lack of adherence to strict uniformity in the surrounding 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.

The proposal sets the single storey rear extension back from the neighbouring boundary, in keeping with the existing lean-to. This would be seen to respect the boundaries and not present an overbearing impact on neighbouring residences. The proposed height of the extension increases the height the rear addition to the property by approximately 0.5m. This increase in height is considered to be negligible and not present detrimental impact on neighbours, in terms of overbearing effects or sunlight. The side elevations include no windows meaning privacy to neighbouring properties is not considered to be affected with the proposed. Also, the proposal is not likely to have a negative impact on outdoor areas as substantial garden space is retained. In addition, the proposed rear extension would not be visible to the public realm which further eliminates any potential harm.

The addition of the walk-in shower to be included in the rear extension is not seen to be cause for concern as it's to be incorporated into the existing dwelling. The demolition of two internal walls proposed means the property will adopt an open plan living space with use of the newly established walk-in shower to be considered ancillary.

Considering the above, the proposal is seen to comply with policies H9, CC8 & H10 of the Reading Borough Council Local Plan (2019) due to the extension not likely having a detrimental effect on neighbouring residences, nor compromising any existing outdoor areas.

Trees

It is not considered that the proposal would pose harm to any existing trees and/or vegetation in the vicinity as none are present in an area that would pose concern, thus complying with policy EN14 of the Reading Borough Council Local Plan (2019)

Ecology

No likely concerns exist in relation to any loss of biodiversity on the site and therefore no conflict with policy EN12 of the Reading Borough Council Local Plan (2019) is present.

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)

Yours Sincerely,

RCA

Ryan Allen

Planning Officer