

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Tilehurst

App Ref: 221112/HOU

Address: 122 Park Lane, Tilehurst, Reading, RG31 4DU

Proposals: 2 storey side and rear extension to existing semi detached dwelling with loft conversion.

Case Officer: Marcie Rejwerska

Applicant: Mr Jack Mintern

Date received (valid from): 27 July 2022 **Target Decision date:** 29 November 2022 (ext.)

1. SITE DESCRIPTION

The application site is a two-storey end-terrace dwelling on Park Lane in Tilehurst. The property is set back from the road by way of a paved driveway. There is an existing lean-to on the side of the property and a single storey rear extension. Park Lane is a predominately residential road comprised of short terraces, semi-detached and detached dwellings which are similar in design. The property is not listed nor in a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a two storey side and rear extension. This includes removal of the existing side lean-to and the single storey rear extension. The proposed side and rear extensions would measure 1.8m width at the side of the main dwelling, extending 5.18m past the existing rear elevation. The proposed extension at the rear would measure 5.36m in width with an extended canopy roof around the extension. The width is reduced at the first floor to 4.3m. The proposed extension would have a hipped roof at the rear, set down from the main ridge line.

Permission is also sought for a hip to gable loft extension, including 2x new roof lights. Part of the original hipped roof design is maintained at the front elevation.

Plans considered

SRHA-0921-01-003, Rev. A, Existing floor plans, dated 8 December 2021, received 28 July 2022

SRHA-0921-01-004, Rev. A, Existing elevations, dated 9 January 2022, received 28 July 2022

SRHA-0921-01-002, Rev. A, Existing site plan, dated 11 January 2022, received 28 July 2022

SRHA-0921-01-001, Rev. A, Site location plan, dated 11 January 2022, received 28 July 2022

SRHA-0921-02-002, Rev. E, Proposed site plan, dated 11 January 2022, received 25 October 2022

SRHA-0921-02-003, Rev. F, Proposed floor plans, dated 8 December 2021, received 25 October 2022

SRHA-0921-02-004, Rev. F, Proposed elevations, dated 9 January 2022, received 25 October 2022

SRHA-0921-02-005, Rev. E, Proposed isometric views - external, dated 9 January 2022, received 25 October 2022

3. RELEVANT PLANNING HISTORY

220038 - 2 storey side and rear extension to existing semi-detached dwelling with loft conversion and addition of single storey front porch - Application refused on 27 May 2022

4. CONSULTATIONS

The following addresses were consulted by letter.

120 Park Lane, Tilehurst, Reading, RG31 4DU
124 Park Lane, Tilehurst, Reading, RG31 4DU
4 Glenwood Drive, Tilehurst, Reading, RG31 4HE

No letters of representation 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 extensions are large in scale and exceed the recommended size for extension as per the Design Guide to House Extensions SPD, however the proposal is considered acceptable in this case. This is due to minimal impact on neighbouring properties. Similar two storey side/rear extensions are also common in the immediate area and the proposal has been amended sufficiently to respect the character of the main dwelling as well as the wider street scene. The

property is sufficiently set back from the road meaning the development will not appear visually dominant or overbearing.

All proposed materials will match the main dwelling. The proposal is therefore considered acceptable in terms of design.

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;
 - New windows at the rear elevation will create new views but these are not considered to pose a risk of loss of privacy to neighbouring properties. No side elevation windows are proposed.
- Overbearing effects;
 - Despite the large scale of the proposal, it is not considered overbearing.
- Sunlight and daylight;
 - No identified risk; a light assessment has been submitted which demonstrates some loss of light to the neighbouring side elevation window at 120 Park Lane but this level of loss is not considered significant enough to cause harm.

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:

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