

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Thames

App Ref: 221849/HOU

Address: 181 Kennet Walk, Reading, RG1 3FP

Proposals: Single storey rear extension and a Loft conversion.

Case Officer: Gary Miles

Applicant: SK Design Consultants

Date received (valid from): 9 December 2022 **Target Decision date:** 3 February 2023

1. SITE DESCRIPTION

Kennet Walk is characterised a mixture of modern terraced properties and apartment blocks constructed from 2015 onwards. The application site is a 2 storey terraced dwellinghouse constructed using a mixture of red brick and black tiled pitched roofs. The property fronts directly on to the public footway and has a smaller than average rear garden and allocated parking for two vehicles at the rear of the property. One property at no.185 Kennet Walk has been subject to rear single storey extension. The property is not listed nor within a conservation area.

Site visit date: 27th January 2023

2. PROPOSAL AND SUPPORTING INFORMATION

Proposed single storey ground floor rear extension and a loft conversion with single dormer and Velux windows to front and rear elevations.

Plans considered:

Drawing no: P1375-01 - Location & Block Plan - dated December 2022

Drawing no: P1375-02 - Plans and Elevation (Existing & Proposed) - dated December 2022

Received by the Local Planning Authority on 9th December 2022

Officers advised the agent to make the following revisions:

- **reduce the proposed front dormer in scale to mirror existing dormers found on properties 'as built' across the estate**
 - the agent amended plans to show 1 small front dormer in keeping with nearby properties
- **to reduce the full-width rear dormer in scale**
 - the agent amended plans to show 2 single dormers on the rear
- **to change to a single rear dormer and Velux style roof window**
 - the agent amended plans to show 1 small rear dormer in keeping with nearby properties and a Velux style roof window
- **advised to reduce the eaves and ridge height of the proposed rear ground floor extension and offset from the boundary line - bring to within the property boundary**
 - the agent submitted revised plans to show the amendments

The following revised plans were received and considered:

Drawing no: P1375-02A - Plans and Elevation (Existing & Proposed) - dated December 2022

Drawing no: P1375-02B - Plans and Elevation (Existing & Proposed) - dated December 2022

Drawing no: P1375-02C - Plans and Elevation (Existing & Proposed) - dated December 2022

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter.

183 Kennet Walk, Reading, RG1 3FP

179 Kennet Walk, Reading, RG1 3FP

No letters of representation have been 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.

Officers are satisfied that the revised plans are of a high standard and are not considered to be harmful to the character of the existing house or the wider streetscene.

The proposal complies with policies H9 and CC7 of the Reading Borough Council Local Plan 2019 and the Design Guide to House Extensions 2021.

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.

Officers have worked with the agent to reduce the eaves and ridge height of the proposed single storey ground floor rear extension. The rear extension has also been offset from the boundary line bringing it within the property boundary reducing the impact on neighbouring properties either side, it is therefore not considered to be overbearing nor is it considered to be harmful to privacy nor considered to reduce day light or sunlight to neighbouring properties.

The proposal is considered compliant with policies H9 and CC8 of the Reading Borough Council Local Plan (2019).

Flooding and Drainage

The property is sandwiched between two Flood Zone 2 areas. The property is located closer to the River Kennet (hence the road name) and the application requires a Flood Risk Assessment as part of the planning application. The Flood Risk Assessment has been assessed against the application and is considered acceptable with policies H9 and EN18 CC8 of the Reading Borough Council 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
AP1
M1