

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Redlands

App Ref: 220783/HOU

Address: 66 Foxhill Road, Reading, RG1 5QR

Proposals: Demolition of existing outbuilding and replacement with new

Case Officer: Marcie Rejwerska

Applicant: Mr Alex Ashton

Date received (valid from): 27 May 2022 Target Decision date: 21 November 2022 (ext.)

1. SITE DESCRIPTION

The application site comprises a two-storey end-terrace property with an existing outbuilding in the rear garden. The site is located at the corner of Foxhill Road and Lydford Road, where the existing outbuilding can be seen from Lydford Road. The surrounding area comprises terraces in the same character and style, many of which have outbuildings in their gardens. The property is not listed nor in a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for removal of the existing outbuilding and replacement with a new outbuilding, measuring 4.8m depth x 4.44m width. The proposed outbuilding will have a flat roof with a height of 3.3m. The proposal includes one new window and external door at the front elevation of the structure. The structure is to be constructed in brickwork to match the existing outbuilding.

The proposal has been amended to reduce the height of the proposal and to remove an external door onto Lydford Road as well as the internal kitchen facilities.

Plans considered:

Location/block plan

Received 30/5/2022

Existing GA

Existing external elevations

Received 6/6/2022

Proposed elevations Rev. D

Received 15/11/2022

Proposed GA Rev. E

Received 11/11/2022

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter.

64 Foxhill Road, Reading, Berks, RG1 5QS
68 Foxhill Road, Reading, Berkshire, RG1 5QR
65 Blenheim Gardens, Reading, RG1 5QJ
67 Blenheim Gardens, Reading, RG1 5QJ

No comments 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 outbuilding is a modest expansion to the footprint of the existing outbuilding, which is considered proportional and acceptable. The proposed height has been reduced to match the existing max. height of the existing outbuilding. A number of properties in the immediate area have similar outbuildings, as can be seen from Lydford Road. The proposal is

therefore not out of character for the location. Matching brickwork and a charcoal black roof finish are considered acceptable materials.

A condition is recommended to restrict the use of the outbuilding to ancillary use to the main dwelling. An external front door facing onto Lydford Road and the internal kitchen facilities have been removed from the proposal.

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;
 - No identified risk
- 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

Application Permitted

Recommended Conditions:

TL1

AP1

M1

PD6