

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Tilehurst

App Ref: 220827/HOU

Address: 12a Glenwood Drive, Tilehurst, Reading, RG31 4HE

Proposals: Proposed Part Double-Storey Side and Rear Extension and Single-Storey Rear Extension.

Case Officer: Marcie Rejwerska

Applicant: Mr and Mrs Luizon

Date received (valid from): 6 June 2022 **Target Decision date:** 29/9/2022 (extended)

1. SITE DESCRIPTION

The application site is a semi-detached two storey dwelling on Glenwood Drive in Tilehurst. The property has a modest front driveway and a driveway to the side. There is an existing single storey flat-roofed rear extension and an outbuilding in the garden. Glenwood Drive is a residential cul-de-sac comprised of semi-detached dwellings and short terraces in similar character and style.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a part two storey side extension, forming a car port on the ground floor and part two storey and part single storey rear extension. The amended scheme, resulting from matters raised with the applicant during the course of the application, includes a proposed side extension which will be set back from the front elevation by 3.16m, and will measure 7.18m in depth. The width of the side extension follows the property boundary at an angle, measuring a maximum width of 4m. This wraps round to the rear.

The proposal also includes a further extension to the existing single storey rear extension, adding 2m depth, with a side element to measuring 1.13m. The extension will include new bifold doors at the rear elevation and two new roof lights.

Plans considered:

2203-PL02 Existing plans

2203-PL03 Existing elevations

Received 7/6/2022

Amended plans received 28/9/22:

2203-PL05-A Proposed elevations

2203-PL04-A Proposed plans

2203-PL01-A Site plan

3. RELEVANT PLANNING HISTORY

081619 - Two storey side and rear extension and pitched roof to existing rear extension - Application permitted on 30/1/2009

991217 - First storey rear extension - Application refused on 7/12/2000

4. CONSULTATIONS

The following addresses were consulted by letter.

12A Glenwood Drive, Tilehurst, Reading, Berkshire, RG31 4HE
14 Glenwood Drive, Tilehurst Reading

No responses 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 addition to the existing rear extension is considered acceptable in terms of scale. The original proposal was amended by the applicant to scale down the further ground floor extension, reducing it from 4.48m depth to 2m additional depth to prevent undue harm to the adjoining neighbouring property with respect to overbearing and daylight/sunlight. The proposed modest 2m addition is acceptable as it is proportional to the existing dwelling.. The existing flat roof will extend over the proposed addition, and a condition is recommended to restrict the use of the roof. The proposed addition is not considered harmful to the character of the property or the wider street.

The proposed side extension forms a car port on the ground floor in an effort to maintain the current parking layout on site and prevent loss of off road parking space, whilst increasing internal bedroom/ bathroom space on the first floor. The proposal is sufficiently set back from the front elevation and down from the ridge of the main dwelling roof as to appear subservient to the main dwelling. The proposal is therefore acceptable in terms of scale and 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;
 - No identified risk.
- Overbearing effects;
 - The proposed addition to the existing single storey rear extension has been sufficiently scaled down by the applicant and is not considered overbearing. The proposed side extension is considered acceptable in terms of scale.
- Sunlight and daylight;
 - The proposed addition to the rear extension has demonstrated that it does not breach a 60 degree angle line taken from the neighbouring property and therefore there is no identified risk of overshadowing to the adjoining property. There is a risk of overshadowing to the applicants' own existing rear elevation window to the existing rear bedroom. The applicant has expressed this is acceptable to them; this can also be mitigated through design solutions which the applicant may consider in the future.

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:

TL1

AP1

M1

PD5

DC1