

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 211850

Address: 84 Bulmershe Road, Reading RG1 5RJ

Applicant: Mr & Mrs Andrew Holmes

Proposal: Proposed single storey rear extension, side window alterations, creation of additional permeable hard standing in front garden

Target date: 09/01/2022

Case officer: Marcelina Rejwerska

1. Site Description and Surrounding Area:

The proposal site is a semi-detached two storey dwelling on Bulmershe Road. The property has a part gravel front garden with an access gate at the side of the property to access the rear. At the rear, the property has an existing single storey conservatory and WC/utility which measures 2.4m in depth, and has a pitched roof with 2 roof lights. Bulmershe Road is a residential road characterised by semi-detached properties which vary in design. The property is not listed nor in a conservation area.

2. Proposal:

Planning permission is sought for a single storey rear extension to replace the existing conservatory and WC/storage. The proposed extension would measure 2.4m in depth, the same as the existing conservatory and across the same width. The extension would have a pitched roof with 3 roof lights and bifold doors. Permission is also sought for removal of door at the side of the property and replacement with an obscure-glazed window, new windows at the ground floor side elevation, as well as a new permeable hard standing at the front of the property.

2.1. Plans Considered:

0901/19/04 Rev B Proposed Block Plan

0901/19/03 Location Plan

1101/19/01 Existing Plans and Elevations

1101/19/02 Rev C Proposed Plans and Elevations

Received 15/11/2021.

3. Relevant Planning History:

190179 - Single storey side and rear extension and new ground floor side window - Application Permitted on 28/3/2019 but not implemented

201867 - Non-material amendment to approved application 190179 (single storey side and rear extension and new ground floor side window) additional side window and french doors added to side elevation. - Permitted on 3/2/2021 but not implemented

4. Consultation Responses:

4.1. Internal Consultees

None consulted.

4.2. External Consultation

The following addresses were formally consulted via letter on 16/11/2021:

90 Crescent Road
82 and 86 Bulmershe Road

No comments received.

In addition, a site notice was displayed by the applicant on site.

5. Discussions with applicant/agent

None.

6. 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.

7. Relevant Planning Policy and Guidance

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 Policy Guidance

Reading Borough Local Plan (2019)

CC8 Safeguarding Amenity
H9 House Extensions and Ancillary Accommodation
H10 Private and Communal Outdoor Space

Design Guide to House Extensions Supplementary Planning Document (2021)

8. Appraisal

8.1. House Extensions and Ancillary Accommodation

In accordance with policy H9: House Extensions and Ancillary Accommodation, house extension proposals are acceptable where it:

- *Respects the character and appearance of the house in terms of scale, location, materials and design*
 - The proposal is considered acceptable in terms of size and scale, as it sits on a similar footprint of the existing conservatory, with no additional increase in depth.
 - All materials to match the existing.

- *Respects the character and pattern of neighbouring properties and appearance of the street as a whole in terms of scale, location, materials and design, the arrangement of doors, windows and other principal architectural features and any important existing building line.*
 - The proposed rear extension would not impact the wider street scene as it is located at the rear of the property and therefore not visible from the front.
 - Properties on Bulmershe Road vary widely in terms of design, and considering the proposal is modest in size and scale, it is considered acceptable.
 - Many other properties on Bulmershe Road have a hard surface front garden to create parking spaces; although it is a shame to lose the small green space that the property offers at the front, it is not considered unacceptable. It is also noted that this part of the proposal falls under permitted development.
- *Does not result in a loss of biodiversity within gardens.*
 - Proposal is unlikely to have a significant impact on biodiversity within rear or front garden.

8.2. Safeguarding Amenity

This proposal has also been assessed against Reading Borough Local Plan policy CC8: Safeguarding Amenity, which states that proposals are acceptable where they will not cause a detrimental impact on the living environment of existing residential properties with regard to:

- Privacy and overlooking
 - No identified risk of overlooking from proposed new windows at the ground floor side elevation.
- Access to sunlight and daylight
- Visual dominance and overbearing effects of a development
- Harm to outlook
 - By virtue of its considered subservient and modest in scale, the proposed single storey side and rear extension is considered not to have a detrimental impact to the living conditions of neighbouring properties.

8.3. Private and Communal Outdoor Space

This proposal has also been assessed against Reading Borough Local Plan policy H10: Private and Communal Outdoor Space, which states that:

- *Usable outdoor space for houses should be no less than the gross floor area of the dwelling to which it relates.*
 - It is considered that this proposal will not represent an unacceptable loss in private outdoor space.

9. Conclusion

The proposed development has been assessed and the proposed works are considered to be in accordance with the above relevant policies and planning permission can be granted.

RECOMMENDATION: GRANT PERMISSION

Conditions

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Informatives