

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Tilehurst

App Ref: 221458/HOU

Address: 21 Wendover Way, Tilehurst, Reading, RG30 4RU

Proposals: Two storey extension to side and rear of property. Loft conversion consisting of a flat roof dormer to rear elevation and 1 roof light to front elevation.

Case Officer: Marcie Rejwerska

Applicant: Mr and Mrs O'Neill

Date received (valid from): 27 September 2022 **Target Decision date:** 21 December 2022 (ext.)

1. SITE DESCRIPTION

The application site comprises a two-storey semi-detached dwelling on Wendover Way in Tilehurst. The property is set back from the road by way of a gravel driveway. There is a detached single garage at the rear of the property, although there is insufficient space between the dwelling and the property boundary to allow vehicular access to the garage. Wendover Way is a residential road comprised of semi-detached dwellings in similar character. The property is not listed nor in a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a part two storey side and rear extension, a loft conversion including a rear dormer, and a single storey rear extension.

The proposed side extension at ground floor measures 2m in width and 5.2m in depth. It is set back from the front elevation by 0.25m. The proposed use of the side extension is a new garage.

The first floor extension is set back 4.32m from the front elevation and extends to the side of the dwelling by 1m width. The proposed extension measures 3.98 in depth from the rear elevation. New windows are proposed at the rear and side elevations.

At the rear, the proposed single storey extension measures 4m in depth across the width of the main dwelling. The extension will have a pitched roof with new rooflight. Bifold doors and 1x new window are proposed at the rear elevation.

The proposed loft conversion includes a hip to gable conversion. The proposed roof will be set down from the ridge line of the main dwelling roof and have a half hip to the side. A new window is proposed at the side elevation. At the rear, a flat roof box dormer is proposed with two windows at the rear elevation.

Plans considered:

245.170 Existing plans and elevations, dated April 2022, received 6 November 2022

Site/block plan, dated 27 September 2022, received 28 September 2022

Location plan, dated 27 September 2022, received 28 September 2022

245.170 Proposed plans and elevations, dated April 2022, received 28 September 2022

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

Internal consultations:

Transport - Proposed garage does not conform to space standards for a single garage. The proposal must demonstrate 2 off road parking spaces on site.

2x off road parking spaces are already provided by the existing driveway.

External consultations:

The following addresses were consulted by letter.

22 Wendover Way, Tilehurst, Reading, RG30 4RU

20 Wendover Way, Tilehurst, Reading, RG30 4RU

65 Mayfair, Tilehurst, RG30 4RB

67 Mayfair, Tilehurst, Reading, RG30 4RB

No letters 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 development as a whole accumulates to a large increase in space for the main dwelling. The proposal mirrors similar extensions existing at the adjacent no.20 Wendover Way. Majority of the bulk of the proposal is also restricted to the rear of the property. As such, the proposal is not considered out of character for the site nor the wider area.

The proposed ground floor extension is only slightly set back from the front elevation, this is considered acceptable as the side extension is modest in scale.

Hip to gable conversions are not common on this road, however the mindful roof design prevents this conversion from being visually dominant. Rear box dormers on the other hand are common and the visibility of the dormer in this application is restricted to the rear of the property and therefore has no impact on the character of the street.

A condition is recommended for the proposed side elevations windows on first floor and loft level to be obscure glazed.

The proposed first floor extension is sufficiently set back from the front elevation to appear subservient. Its size and design is proportional to the main dwelling.

The single storey rear extension is also considered acceptable in scale and design. The existing single garage which is currently not in use as garage space is not considered to contradict with the proposal. The structure is sufficiently set back from the proposed extensions. There are no proposals to connect this structure to the main dwelling, and it would not be considered appropriate for the applicant to do so.

In summary the proposed development appears appropriate in scale in relation to the main dwelling, and the design is sympathetic to the site and the location.

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; the proposed new rear elevation windows will create new views but this is not considered to create a risk of loss of privacy to neighbouring properties. A condition is recommended for the proposed side elevations windows on first floor and loft level to be obscure glazed.
- Overbearing effects;
 - The proposed development is considered acceptable in terms of scale. There is sufficient spacing between the application site and no.23 to mitigate concerns of the proposed extensions appearing overbearing. The proposed extensions would be on the opposite side of the neighbouring no.20 Wendover Way and largely obscured by the single storey rear extension.
- Sunlight and daylight;
 - No identified risk of overshadowing. The proposal does not breach the 45 degree angle measure from the first floor window of the neighbouring no.23 Wendover Way.

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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