

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Southcote

App Ref: 221529/HOU

Address: 22 Parkside Road, Reading, RG30 2DB

Proposals: Replacement of existing double garage with single storey side extension for ancillary accommodation

Case Officer: Sian Hickey

Applicant: Mr & Mrs Alex Powlesland

Date received (valid from): 13 October 2022 **Extended Decision date:** 9 December 2022

1. SITE DESCRIPTION

The application site is a two storey detached property with a hipped roof. The property has an attached side double garage, and a detached single garage. The property is not a listed building and it doesn't fall within a conservation area. The surrounding area is predominantly residential.

Site visit date: 01/11/2022

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the proposed replacement of the existing attached single storey side double garage with a single storey side extension for ancillary accommodation for an elderly relative. Two windows would be located in the front elevation of the proposed extension and one window and one roof light would be located in the rear elevation. Materials have been selected to match those of the existing dwelling.



Plans considered:

Drawing No. 1389-EX01 - Location Plan, Existing Block Plan, Existing Floor Plan and Elevations received 12 October 2022

Drawing No. 1389-PL01 B - Proposed Block Plan, Proposed Floor Plan and Elevations received 28 November 2022

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

RBC Transport - No objections

RBC Natural Environment - No objections subject to conditions

The following addresses were consulted by letter:

20 Parkside Road, Reading, RG30 2DB

24 Parkside Road, Reading, RG30 2DB

Flat 3, Wellingtonia House, 50 Park House Lane, Reading, RG30 2EX

Flat 4, Wellingtonia House, 50 Park House Lane, Reading, RG30 2EX

Flat 5, Wellingtonia House, 50 Park House Lane, Reading, RG30 2EX

Flat 2, Wellingtonia House, 50 Park House Lane, Reading, RG30 2EX

Flat 1, Wellingtonia House, 50 Park House Lane, Reading, RG30 2EX

58 Bexley Court, Reading, RG30 2DY

56 Bexley Court, Reading, RG30 2DY

Letters of representation have been received as follows: None

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)
TR5 (Car and Cycle Parking)
EN14 (Trees, Hedges and Woodlands)

SPD

Design Guide to House Extensions (2021)
Revised Parking Standards and Design SPD 2011

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 side extension is considered acceptable in terms of scale and design. The proposed extension would increase the existing footprint by 7.5sqm, and would not protrude past the existing front or rear building lines. The proposed materials are to match those of the existing dwelling. Therefore the proposed development would not significantly affect the character of the existing dwelling, and is not considered to harm the character and appearance of the surrounding area. Furthermore, the proposed extension would not be clearly visible from the road. The property is set back from the street with a front brick boundary wall and two gated entrances, plus being screened by trees.

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.

The proposed development would not have a significant detrimental impact on the amenity of the adjoining properties, there is no identified risk of the proposed side extension appearing overbearing. Although the proposed development would be more noticeable to the residents of 20 Parkside Road, due to the increased height, it is not considered that it would be harmful in respect of visual dominance, privacy and overlooking, or loss of sunlight and daylight. There is a significant distance between the proposal and all other adjoining neighbouring properties.

Other Matters

Transport

It was apparent from the site visit that there are 2+ parking spaces on the existing driveway, which would meet the required parking standards. Furthermore, there is also a detached single garage on site which is to be retained. The replacement of the existing double garage is therefore considered acceptable despite the loss of 2x garage parking spaces, and as confirmed by Transport.

Trees

There are existing trees within the vicinity and a tree protection statement has been submitted to ensure protection of retained trees. The Natural Environment team confirmed the acceptability of the tree protection statement along with the proposed block plan, and these would be conditioned.

Ancillary Use

In order to ensure that the proposed annexe extension remains as ancillary to the main dwelling a condition is included as part of the decision. This is to ensure that an independent unit of accommodation is not created, for which specific assessment against relevant policy would be required.

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:

1. Time limit

2. Approved Plans
3. Materials
4. Arboricultural Method Statement (as specified)
5. Ancillary use