

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Whitley

App Ref: 220771/HOU

Address: 11 Exwick Square, Reading, RG2 8NB

Proposals: A single-storey porch extension and a single-storey side / rear extension.

Case Officer: Marcie Rejwerska

Applicant: Mr Gregory Parris

Date received (valid from): 27 May 2022 Target Decision date: 22 July 2022

1. SITE DESCRIPTION

The proposal site is a two storey semi-detached dwelling on Exwick Square in Whitley. The dwelling has an existing single storey side lean-to which measures 1.52m in width. The dwelling has a front porch, and is set back from the road behind a front garden and paved driveway. Exwick Square is a residential road characterised by short terraces and semi-detached dwellings on the west side of the road, and terraced bungalows on the east side. Several other properties on this road have single storey extensions. The property is not listed nor in a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey side and rear extension and a new front porch extension. The proposed new front porch measures 1.5m x 2.44m width, doubling the depth of the existing porch. The proposed porch will have a hipped roof with tiles to match the existing dwelling.

The proposed side extension will measure 1.52m in width and will be set back 0.4m from the front elevation/1.85m from the front porch. New windows are proposed at the front and side elevations, including 1 roof light on the new hipped roof.

The proposed side extension connects to a proposed single storey rear extension which will measure 4m in depth across the width of the dwelling, including the side extension. New bifold doors are proposed and 4 roof lights on the new hipped roof.

Plans considered:

Location plan

PL/101-GM/01 Existing floor and roof plans

PL/101-GM/02 Existing elevations

PL/101-GM/03A Proposed floor and roof plans

PL/101-GM/04A Proposed elevations

PL/101-GM/05 Proposed sections

PL/101-GM/06 Proposed contextual ground floor plan

PL/101-GM/07 Proposed block plan

Received 26/5/2022

3. RELEVANT PLANNING HISTORY

211832 - Proposed two-storey side and rear extension - Application permitted on 3/2/2022 but not implemented

4. CONSULTATIONS

The following addresses were consulted by letter.

10 Exwick Square, Reading, RG2 8NB

12 Exwick Square, Reading, RG2 8NB

433 Northumberland Avenue, Reading, RG2 8LY

Flat 2, 425 Northumberland Avenue, Reading, RG2 8DB

Flat 3, 425 Northumberland Avenue, Reading, RG2 8DB
Flat 1, 425 Northumberland Avenue, Reading, RG2 8DB
Flat 6, 425 Northumberland Avenue, Reading, RG2 8DB
Flat 14, 425 Northumberland Avenue, Reading, RG2 8DB
Flat 13, 425 Northumberland Avenue, Reading, RG2 8DB
Flat 12, 425 Northumberland Avenue, Reading, RG2 8DB

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 front porch extension doubles the depth of the existing porch. The scale and design of the porch are proportional and sympathetic to the main dwelling and are therefore considered acceptable. A number of properties on the western side of Exwick Square have similar porches and therefore the proposed new porch will not appear out of character nor disturb the prevailing building line.

The proposed side extension is set back 0.4m from the main dwelling/1.85m from the proposed front porch. The modest width and matching design make the proposed side extension acceptable. The proposed side elevation window will be obscure glazed.

At the rear, the proposed extension falls within the 4m limit recommended in the Design Guide to House Extensions SPD. The proposed scale and design are considered proportional to the main dwelling. The proposed rear extension will not be visible from the street and therefore poses no harm to the wider streetscene.

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;
 - Proposed side elevation window to be obscure glazed. No identified risk from other new proposed windows.
- Overbearing effects;
 - The proposed extensions are considered acceptable in terms of scale.
- Sunlight and daylight;
 - There is sufficient distance between the application site and no.12 to mitigate concerns of overshadowing. The adjacent no.10 Exwick Square has planning permission granted for a similarly sized single storey rear extension which will prevent any overshadowing concerns.

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
PD3