

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Whitley

App Ref: 220905/HOU

Address: 66 Ambrook Road, Reading, RG2 8SN

Proposals: Proposed two-storey side extension and all associated works

Case Officer: Beatrice Malama

Applicant: Susan Frost

Date received (valid from): 20 June 2022 **Agreed Decision date:** 20 October 2022

1. SITE DESCRIPTION

Ambrook Road and the surrounding area is predominantly residential characterised by two storey semi-detached and terraced properties. Many properties in this area are built of brick with gable end pitched roofs. The area is also characterised by extensions to dwelling houses of different forms.

The application site is a two storey semi-detached dwelling house with the same characteristics as other properties in the area however this property does not appear to have made any noticeable changes to the original house. Figures 1, 2 and 3 below show the existing front, rear and side elevations of the site (photos submitted by the agent as part of the application).

Fig 1. Existing Front Elevation



Fig 2. Existing Rear Elevation



Fig 3. Existing Side Elevation



2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for a two storey side extension and all associated works. The proposal would include five solar panels in the rear and side roof slope of the extension a patio in the rear elevation and a mini patio and ramp to the front. The extension would be 3m deep from the side wall by 5.81m wide. It would be built of brick with a hipped roof.

Plans considered:

Location Plan 66 Ambrook Road, Reading, RG2 8SN

Drawing No. B142731-1000 Rev A - Existing Block Plan

Drawing No. B142731-1100 Rev A - Existing Plans and Elevations

Drawing No. B142731-3000 Rev A - Proposed Block Plan

Drawing No. B142731-3100 Rev A - Proposed Plans and Elevations

Received on 20 June 2022

3. RELEVANT PLANNING HISTORY

None relevant to this application

4. CONSULTATIONS

The following addresses were consulted by letter.

64 Ambrook Road, Reading, RG2 8SN

68 Ambrook Road, Reading, RG2 8SW

No letters of representation have been 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)

TR3 (Access Traffic and Highway-related Matters)

TR5 (Car and Cycle Parking)

EN14 (Trees, Hedges and Woodlands)

SPG/SPD

A Design Guide to House Extensions SPG

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 two storey side extension would be built of brick and would have a hipped roof to match the original house. The new windows in the rear and front elevations would mirror the design of the existing windows and would be well aligned with the existing. The new side elevation would have three small windows on first floor level and a double door at ground floor. The side extension would be set back from the existing building frontage by 1m and the roof ridgeline would be lower than the original house.

Given the design, size and the proposed finishes of the new side extension, the proposed development is considered to be in keeping with the existing house. By setting back from the existing frontage and setting down of the ridgeline of the side extension from the main roof, the

proposal would allow the original house to retain its character. The proposal includes five solar panels; four in the side and one in the rear roof slopes on the extension however this is not considered harmful to the character of the house. Overall, the proposed development would not have an adverse impact on the character and appearance of the house, neighbouring properties and the street scene. The proposal therefore is considered to comply with policy CC7 and H9 as identified above and as such it is considered acceptable.

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.

There are two upper floor windows and one window and a single door at ground floor level of the existing side elevation. The new side elevation would have three small windows located approximately 1.6m above floor level of the first floor and a double door at ground floor. The proposal would introduce two additional windows in the front and rear elevations respectively.

Whilst there will be an increase in the number of openings in the front and rear extensions, these would not result in any new views harmful to the neighbouring properties and therefore there would be no overlooking or loss of privacy concerns. The use of small upper floor side facing windows would further eliminate any loss of privacy concerns. With regard to the impact on the amount of natural light enjoyed by the adjoining neighbouring properties, it is considered unlikely that the proposal would cause any reduction in the amount of sunlight and daylight. Given the separation distance between the site and no. 64 and the distance from the boundary, the proposal would not likely have a detrimental impact on the amount of sunlight and daylight received by the neighbour. In addition, given the orientation of the neighbouring property with its side elevation due north, this part of the property receives its own shadow and this is not considered to significantly change as a result of the new side extension at no 66. The proposal therefore is not considered harmful to the living conditions of neighbouring occupants and as such the proposal is in compliance with the above policies.

Tree Matters

There is an existing shrubbery adjacent the proposed extension which the agent, via email received on 14th October 2022, indicated would likely be removed to allow for the extension to be constructed. The agent further confirmed that all larger trees to the side and front of the property would be retained. To ensure protection of retained trees, the applicant is advised through an informative to erect a protective fencing prior to commencement of any construction and/or demolition works.

Transport Matters

The property is within zone three. The Revised Parking Standards and Design SPD 2011 requires two parking spaces for a four bed-dwelling house within zone three.

The proposed side extension would not likely change the current parking arrangements for the property. In addition, there is provision for on street parking on Ambrook Road therefore it is considered that the proposed development would not result in increased pressure on parking as such it complies with Policy TR3 (Access Traffic and Highway-related Matters) and TR5 (Car and

Cycle Parking) of the Reading Borough Plan 2019 and the Revised Parking Standards and Design SPD 2011

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:

Time Limit (Standard)

Approved Plans

Materials (To Match)

No New Openings

Informatives

Advice to use tree protection