

## **DELEGATED HOUSEHOLDER APPLICATION REPORT**

**Application No:** 211832

**Address:** 11 Exwick Square

**Applicant:** Mr Gregory Parish

**Proposal:** Proposed two-storey side and rear extension

**Target date:** 3/2/2022 (extended)

**Case officer:** Marcelina Rejwerska

### **1. Site Description and Surrounding Area:**

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 modest 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:**

Planning permission is sought for a wraparound two storey extension. At the side, the proposed extension will measure 1.52m in width and will be set back by 0.5m from the front elevation. The existing 0.95m distance between the property boundary and the existing lean-to will be maintained. At the front elevation, there will be a new window on the first floor level. The roof of the proposed extension will be set back and down from the main roof ridge. At the rear, the extension will measure 4m in depth at the ground floor level, and 3m at the first floor level. The roof over the ground floor element will be hipped. The extension at the rear will measure 6.37m in width, leaving a 1.5m distance between the proposed extension and the property boundary with the adjoining property. New windows on both side elevations will all be obscure-glazed. The rear extension will have bifold doors. All materials to match the existing.

The proposal also includes a new hipped roof over the existing front porch, with tiles to match the main dwelling.

#### **2.1. Plans Considered:**

Location Plan

Received 11/11/2021

PL/101-GM/01 Existing Floor Plans

PL/101-GM/02 Existing Rear Elevation

Received 14/12/2021

PL/101-GM/05 Proposed Sections

PL/101-GM/03 Proposed Plans

PL/101-GM/04 Proposed Elevations

PL/101-GM/06 Proposed Contextual Ground Floor Plan

Received 3/2/2022

### **3. Relevant Planning History:**

None.

#### **4. Consultation Responses:**

##### **4.1. Internal Consultees**

None consulted.

##### **4.2. External Consultation**

The following addresses were formally consulted via letter on 24/11/2021:

10, 12, 24 Exwick Square

433 Northumberland Avenue

Flat 1-14, 425 Northumberland Avenue

1 objection received citing off road parking availability.

In addition, a site notice was sent to the applicant to display on site.

#### **5. Discussions with applicant/agent**

Officer expressed concern about the initial proposal of 4m total rear extension; the application has been amended to reduce the depth at the first floor level and increase the distance of set back from front elevation.

#### **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 application has been amended to make the proposal acceptable in terms of scale. The reduction in depth at the rear at the first floor level has reduced the risk of the proposal appearing overbearing in size.
  - At the side, the proposed extension maintains the current gap between the lean-to and the property boundary. The efforts to set the side extension back and down from the main roof ridge line are considered acceptable.
  - Overall, the proposal although large in size, is not considered harmful to the character and appearance of the main dwelling.
  - All materials will match the existing; the design of the proposal is considered acceptable.
- *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 side extension has been amended to appear more subservient and will therefore have limited impact on the character of the wider street.
  - Although a number of other properties on Exwick Square have single storey extensions, two storey extensions are not common. Despite this, the proposal is considered not harmful to the character of the street and the neighbouring properties and therefore acceptable.
- *Does not result in a loss of biodiversity within gardens.*
  - Proposal is unlikely to have a significant impact on biodiversity within rear 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
  - New windows at side elevations will all be obscure glazed. New window at the front elevation, and the bifold doors at the rear are not considered to pose a risk of overlooking.
- Access to sunlight and daylight
  - The proposed extension at the rear is not considered to pose a risk of overshadowing on either of the neighbouring properties.
- Visual dominance and overbearing effects of a development
  - The proposal has been scaled down to reduce the extension appearing overbearing; it is now considered acceptable in terms of size and scale.
- Harm to outlook

- The proposal respects the character of the main dwelling and the wider street and is therefore considered acceptable.

### **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.*
  - This proposal is not considered to 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**

TL1

AP1

M1

#### **Informatives**