

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Park

App Ref: 221290/HOU

Address: 22 Talfourd Avenue, Reading, RG6 7BP

Proposals: Erection of a single storey rear / side extension

Case Officer: Ryan Allen

Applicant: Mr & Mrs Thibault

Date received (valid from): 1 September 2022

Initial Target Decision date: 27 October 2022

Revised Target Decision date: 10 November 2022

1. SITE DESCRIPTION

Site visit date: 23/09/2022

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal site is a two storey semi-detached dwelling located on Talfourd Avenue, Reading. Talfourd Avenue comprises of semi-detached dwellings all adhering to an established pattern of character and design, with the majority of the properties having an established gap between every second dwelling. The site is not a listed building nor is it situated in a conservation area.

Planning permission is sought for a single storey side/rear extension; the rear extension aspect of the proposed set to replace existing development. The proposal would measure approximately 5m in width, 10m in total depth and 2.2m in height, from ground to eaves & 3m from ground to ridge.

Plans considered:

Planning, Design and Access Statement

Proposed Site and Location Plans - 22-22TA-PL-00.1

Existing General Arrangement Floor Plans - 22-22TA-PL-01.1

Proposed General Arrangement Ground Floor Plans - 22-22TA-PL-01.2

Existing External Elevations - 22-22TA-PL-02.1

Proposed External Elevations - 22-22TA-PL-02.2

Proposed Rear Visualisations - 22-22TA-PL-02.3

Received 01/09/22

Proposed Site and Location Plans - 22-22TA-PL-00.1 rev. 01

Proposed General Arrangement Floor Plan - 22-22TA-PL-01.2 rev. 01

Proposed External Elevations - 22-22TA-PL-02.2 rev. 01

Received 10/10/22

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter.

24a Talfourd Avenue, Reading, RG6 7BP
24 Talfourd Avenue, Reading, RG6 7BP
23 Green Road, Reading, RG6 7BS
20 Talfourd Avenue, Reading, RG6 7BP
21 Green Road, Reading, RG6 7BS

Letters of representation have been received as follows:

None.

Internal Consultees:

Natural Environment:

None.

Summary of correspondence with agent/applicant:

Officer concerns arose in respect to the scale of the initial proposal alongside the proximity of the side-rear extension to the boundary. An e-mail was sent to the agent on **06/10/22** requesting that revised plans were submitted with concerns taken into consideration. Revised plans taking into consideration officer concerns were received and accepted on **10/10/22**.

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)
EN12 (Biodiversity and the Green Network)
EN14 (Trees, Hedges and Woodlands)

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 proposal seeks to replace the existing extension to the same depth and with an additional side extension. Following a number of revisions, the scale of the proposed is considered to respect the character of the existing dwelling. The revisions reduced the height of the eaves to a level which is sympathetic to the existing dwelling. An established pattern is present on Talfourd Avenue for a gap between every second semi-detached property. The side-rear extension is designed as such that it will be hidden from the public domain by being set back from the protruding wall at the side, which will assist in preserving the character of the existing dwelling of the appearance of the street-scene. The design of the proposed extension marries modern design with matching the materials of the existing dwelling; all seen to be an attractive addition to the property. Overall, the proposal is seen to be in line with policies CC7 & H9 of the Reading Borough Council Local Plan (2019).

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 initial proposal submitted illustrated the side-rear extension to sit approximately 0.7m away from the boundary. The revised proposals have taken officer concerns into consideration relating to the proximity to the boundary. These illustrate an increase from the boundary of 0.3m, making the total distance of the proposed away from the boundary 1m. Whilst the application site benefits from the existing dwelling and neighbouring properties being set back from the boundary, the increase in space away from the boundary makes for a more comfortable design and mitigates the potential harmful impact on neighbours. Revisions also reduced the height of the extension in order to reduce the potential detrimental impact on neighbours.

The extension to the rear does not propose any increase in depth and only would replace existing development, meaning loss of garden space is not a concern; with the proposals are considered to comply with policies H9, H10 & CC8 of the Reading Borough Council Local Plan (2019) on this basis.

Trees

Whilst the proposal does not seek to extend any further than the present depth of the existing dwelling, the site benefits from heavy vegetation and some trees in the rear garden, somewhat close in proximity to the proposal. Therefore, informative I36 is recommended in order to advise the protection of said trees whilst construction is in progress. By including provisions that would seek to protect trees in the vicinity of the development. This would further enhance compliance with policies CC7 & EN14 of the Reading Borough Council Local Plan (2019).

Ecology

The side extension included in the proposal is not considered to compromise any greenspace at the dwelling as a concrete pathway currently sits where the referenced part of the proposal seeks to be erected. Similar thought is applied to the replacement rear extension. The nature of the replacement rear extension seeks to not extend past the existing depth of the existing dwelling, further contributing to the lack of loss in greenspace at the site. All considered, the proposal is seen to be compliant with policies H9 & EN12 of the Reading Borough Council Local Plan (2019).

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

Recommended Conditions:

TL1
AP1
M3

Recommended Informative:

I36