

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Church

App Ref: 220664/HOU

Address: 110 Shinfield Road, Reading, RG2 7DA

Proposals: Proposed two storey side extension, single storey rear extension with link to garage and first floor rear dormer.

Case Officer: Marcie Rejwerska

Applicant: Mr Robert Pryde

Date received (valid from): 9 May 2022 **Target Decision date:**

1. SITE DESCRIPTION

The application site is a two storey semi-detached dwelling on Shinfield Road. The property has an existing single garage at the side of the property which is attached to a garden room annexe at the rear. Shinfield Road is predominately residential road comprised of semi-detached and detached properties which vary in design. The property is not listed nor in a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a two storey side extension and single storey rear extension. The proposed side extension will replace the existing single garage at the side of the property, and will measure 2.13m in width and 5.58m in depth, before joining with the single storey rear extension which will add an additional 4m at the rear of the property. The side extension will align with the existing rear elevation of the main dwelling. The side extension will be set back from the front elevation by 1.65m. At the rear, the single storey extension will be set off the boundary with the adjoining property.

The side extension will extend the existing pitched roof and add a new dormer both at the rear and front elevations to mirror the existing dormers at the front and rear. The proposed materials will match the existing main dwelling.

Plans considered:

Design and Access statement

01 Existing plans and elevations

02A Proposed ground floor

04 Site plan

Location plan

Received 6/5/2022

03B Proposed elevations

26/8/2022

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter.

135 Northcourt Avenue, Reading, RG2 7HG
112 Shinfield Road, Reading, RG2 7DA
108 Shinfield Road, Reading, RG2 7DA
133 Northcourt Avenue, Reading, RG2 7HG

Letters of representation have been received as follows:

1 objection received citing risk of loss of privacy from proposed side elevation utility room window; the proposal has been amended to specify this window will be obscure glazed.

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 side and rear extensions are considered acceptable in terms of scale. Although the cumulative effect of both extensions creates a sizeable increase to the size of the property, this is considered acceptable when taking into consideration the location of the application site.

Properties in the immediate vicinity vary widely in character and indeed in size. The proposal therefore would not pose a risk to the wider character of the street, nor the character of the main dwelling. The proposed dormers at the front and rear elevations will mirror existing dormers, and are therefore considered acceptable both in scale and design. Materials proposed for the construction of the proposed extensions will match the main dwelling, which is considered acceptable.

Loss of garage space is also considered acceptable as the existing driveway is large enough to accommodate 2x vehicles.

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;
 - No identified risk; side elevation window to utility room to be obscure glazed. Front and rear dormer windows not considered to pose a risk of overlooking.
- Overbearing effects;
 - No identified risk. Property is set back enough from the road, immediate area is varied enough to accommodate a larger proposal.
- Sunlight and daylight;
 - No identified risk; 60 degree angle from adjoining neighbour's window has been demonstrated and therefore there is no concern of overshadowing. There is sufficient space between the site and no. 108 Shinfield Road to mitigate any concern of overshadowing.

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

PD5