

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Tilehurst

App Ref: 220983/HOU

Address: 5 Lansdowne Road, Tilehurst, Reading, RG30 4QU

Proposals: Addition of single and two storey side extensions. Extension at front of property for increased entrance porch and room space. Addition of full pitch to existing single storey rear structure and modified bathroom window.

Case Officer: Marcie Rejwerska

Applicant: Mr & Mrs S Leaver

Date received (valid from): 5 July 2022
(extended)

Target Decision date: 23 September 2022

1. SITE DESCRIPTION

The application site is a semi-detached two storey dwelling on the corner of Lansdowne Road and Grafton Road in Tilehurst. The property is set back from the road by way of a front garden and paved driveway. There is an existing single storey extension at the rear of the property.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a front extension across the width of the property, including a proposed two storey side extension. The front porch will measure 0.89m in depth. The proposed side extension measures 7.4m in depth, remaining single storey at the front, with the first floor being set back from the existing front elevation by 0.67m. The side extension will have a pitched roof set down from the main ridge line. New windows are proposed at the ground floor side elevation, first floor rear elevation and ground and first floor at the front. The rear elevation window will be obscure glazed. There is an additional single storey rear extension at the rear of the new side extension. This extension will measure 2.5m in width and 1.5m in depth. This extension will have a new window at the rear elevation which will be obscure glazed. The proposal also includes a full pitch roof alteration to the existing rear extension.

Plans considered

PL-002 Proposed plans and elevations

PL-001 Existing plans and elevations

Received 5/7/2022

3. RELEVANT PLANNING HISTORY

070059 - Two storey side extension and single storey rear extension (re-submission of 07/00716/FUL) - Application permitted on 13/12/2007 but not implemented

071471 - Two storey side extension and single storey rear extension - Application refused on 27/7/2007

4. CONSULTATIONS

Internal consultations:

Transport - Plan required to show 2 off road parking spaces; the existing driveway is sufficient to provide 2 off road parking spaces and therefore a parking layout plan is not required.

External consultations:

The following addresses were consulted by letter.

6 Grafton Road, Tilehurst, Reading, RG30 4QJ
4 Grafton Road, Tilehurst, Reading, RG30 4QJ
7 Lansdowne Road, Tilehurst, Reading, RG30 4QU
2 Grafton Road, Tilehurst, Reading, RG30 4QJ

1 letter of support 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 extensions are proportional to the main dwelling in terms of scale. The siting of the property at an angle on the corner of the road mitigates any concern of the development appearing overbearing. The proposed developments also respect the character of the main dwelling and the wider street in terms of their design.

The proposed new roof to the existing rear extension will improve the outlook of the extension.

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;
 - New proposed windows at the rear elevation are obscure glazed and therefore there is no concern of overlooking.
- Overbearing effects;
 - The scale is considered acceptable.
- Sunlight and daylight;
 - No identified risk.

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

GRANT PERMISSION

Recommended Conditions:

TL1

AP1

M1

PD3