

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Tilehurst

App Ref: 221164/HOU

Address: 79 Westwood Road, Tilehurst, Reading, RG31 5PX

Proposals: Two storey front extension and demolition of existing storm porch. New proposed stairs with ground floor alterations and new side window

Case Officer: Beatrice Malama

Applicant: Sophie Pryor

Date received (valid from): 4 August 2022 **Agreed Decision date:** 4 November 2022

1. SITE DESCRIPTION

The application site is a two storey detached house located west of Westwood Road within a residential area. The area comprises mainly of detached dwelling houses with varying designs and sizes however most of the houses present a similar character in terms of style. Extensions to buildings form part of the character of the area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a two storey front extension and demolition of existing storm porch. New proposed stairs with ground floor alterations and new side window

Plans considered:

Drawing No: 01-00 - Site Location Plan

Drawing No: 01-01 - Existing Block Plan

Drawing No: 01-03 - Existing Floor Plans

Drawing No: 01-04 - Existing Elevations

Drawing No: 02-01 - Proposed Block Plan

Drawing No: 03-00 - Proposed Floor Plans

Drawing No: 04-01 - Proposed Elevations

Received on 5th August 2022

3. RELEVANT PLANNING HISTORY

No planning history has been found within the council records however the house has an existing single storey rear extension and a shed within the back garden.

4. CONSULTATIONS

Internal Consultation

RBC Transport Development Control - No objections to this application

Public Consultation

The following addresses were consulted by letter.

77 Westwood Road, Tilehurst, Reading, Berkshire, RG31 5PX

81 Westwood Road, Tilehurst, Reading, RG31 5PX
86 Beverley Road, Tilehurst, Reading, RG31 5PU

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)

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 front extension would be of redbrick with a pitched roof to match the existing house. The extension would not extend forward of the existing building line to the front and the roof would be set down from the ridgeline of the existing house. The proposed window and door finishes would match the rest of the house. Given the scale, design and materials proposed, the new development (including the new side facing windows) is considered to be in keeping with the main house and immediate surrounding area. The development therefore is not considered harmful to the character and appearance of the existing house, neighbouring

properties and the street and as such the development complies with the above identified policies.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. 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.

Given the scale and location of the proposed two storey extension, it is considered unlikely that the development would cause any harm to the living conditions of neighbouring occupants in terms of privacy and overlooking, overbearing effects, sunlight and daylight. Although the proposed development would introduce two side facing windows within the north-western elevation, these would be to the ground floor level and would serve the landing and the toilet and therefore there would be no loss of privacy concerns. The proposal therefore complies with Policies CC8 and H9 of the Reading Borough Plan.

Policy H10 seeks to ensure that the amenity of gardens and other outdoor areas are not compromised. The proposed extension would only cover a small footprint as such the property would continue to have adequate amount of outdoor amenity space for the enjoyment of its occupiers.

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) TL1

Approved Plans AP1

Materials (To Match)