

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 220196

Address: 1 Froxfield Avenue, Reading RG1 6LR

Applicant: Joe Gajecyj

Proposal: Proposed demolition of Existing garage and utility room. Erection of new garage to side of existing building on Ground Floor Level, First Floor side and rear extension above new garage and rear extension with one new side dormer (amended)

Target date: 22/04/2022

Case officer: Marcelina Rejwerska

1. Site Description and Surrounding Area:

The proposal site is a detached two storey dwelling on Froxfield Avenue. The property is set back from the road by way of a paved driveway and front garden. There is an existing single garage to the side of the property. The property has a rear garden. Froxfield Avenue is characterised by detached properties in similar design and style. The property is not listed nor in a conservation area.

2. Proposal:

Planning permission is sought for demolition of the existing garage and erection of a new garage to the side of the dwelling with a first floor side extension above, a two storey rear extension and a new dormer to the west elevation. The proposed garage/side extension to measure 2.67m in width and 6.46m in depth, set back 5.79m from the front elevation of the main dwelling. The proposed two storey garage/side extension will measure 4.15m in height. At the rear, the proposed two storey extension will align with the garage/side extension and measure 3.69m in depth and will extend the pitched roof of the main dwelling with a hipped design at the rear elevation. The proposed rear extension will measure 6.27m in width and will be set off the property boundary by 1m. The proposed dormer on the west elevation will measure 7.38m in length, 2.28m in depth and 2.27m in height. The box dormer will have a flat roof.

2.1. Plans Considered:

FA-P-005-A Proposed Ground Floor
FA-P-006-A Proposed First Floor
FA-P-007-A Proposed Roof
FA-P-008-A Proposed Elevation
FA-P-010-A Proposed Section
FA-P-011-A Proposed Aerial Views
FA-P-012-A Proposed Aerial Views from Southeast
FA-P-013-A Proposed Street Views

Received 14/04/2022

FA-P-001 Location Plan
FA-P-002 Proposed Block Plan
FA-P-003 Existing Plan
FA-P-004 Existing Elevations

Received 15/02/2022

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 16/02/2022:
2 Froxfield Avenue
54 Coley Avenue

1 objection received citing concerns of loss of privacy, overshadowing and visual impact of the proposal - the reasons for approval have been justified within this report.

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

5. Discussions with applicant/agent

The application was amended to remove one box dormer from the east 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 proposed garage/side extension is sufficiently set back from the front elevation of the main dwelling, as well as set down from the main roof to appear subservient to the main dwelling. As such this is considered acceptable in terms of scale.
 - The proposed side extension will be constructed in brickwork painted white to complement the main dwelling, with timber effect weatherboard cladding to the east elevation. This is considered acceptable.
 - The proposed rear extension is considered acceptable in size due to its local context - the application site is a detached property and therefore there is sufficient spacing between neighbouring properties to mitigate any concerns of overshadowing or appearing bulky.
 - The proposed dormer on the west elevation is set within the roof slope and is considered acceptable in terms of size.
 - The proposed materials of the rear extension and the dormer will match the existing dwelling.
- *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.*
 - Other properties on Froxfield Avenue have similar two storey rear extension which extend the main roof of the dwelling towards the rear. As such, this proposal will not appear out character in its location. Additionally, the visibility of this development is limited from the street as it is at the rear of the property, reducing risk of harm to the wider character of the street.
 - Similarly, a number of properties on Froxfield Avenue have box dormers, therefore the proposed dormer will not appear out of character.
 - The proposed garage/side extension is subservient to the main dwelling and therefore does not pose a risk of harm to the wider character of the street.
- *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
 - The proposed new windows create new views; however, these are not considered to pose a risk of overlooking or loss of privacy to neighbouring properties. There are no new windows on side elevations of the property.
- Access to sunlight and daylight
 - No identified risk of overshadowing. The neighbouring properties are set back sufficiently to prevent any risk of overshadowing.
- Visual dominance and overbearing effects of a development

- Although the footprint of the proposal is considerable, it is not considered excessive in size. The proposed garage/side extension measures less in depth than the existing single garage; the impact of the development in terms of visual impact is therefore considered limited.
- Harm to outlook

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.*
 - It is considered that this proposal will not 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

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Informatives