

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Coley

App Ref: 220850/HOU

Address: 47 Coley Avenue, Reading, RG1 6LL

Proposals: Two storey front extension to replace porch, two new dormers to rear roof slope. New roof covering and solar PV.

Case Officer: Marcie Rejwerska

Applicant: Mr and Mrs Ben and Anne Lancaster

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

1. SITE DESCRIPTION

The application site is a two-storey dwelling on Coley Avenue. The property is set back from the road by way of a paved driveway. There is an existing single storey front porch and a single storey element which extends past the rear elevation. Coley Avenue is a predominately residential road characterised by detached and semi-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 replacement of the current single storey front porch with a two storey front extension, to measure 2.4m in depth across 4.1m in width. On the ground floor, a small canopy cover is proposed over the entrance. The front extension will have a part glazed gable pitched roof with the ridge set down from the main roof. The front elevation will have timber cladding details. Facing brickwork will match the main dwelling.

The proposal also includes two new single gable dormers at the rear elevation, PV panels at the front and rear roof slopes, and replacement of all windows with anthracite grey aluminium windows.

Plans considered:

Design and Access Statement

Bat Survey

MAP-C4185-180-A Existing elevations

MAP-C4185-111-P1 Existing ground floor

MAP-C4185-121-P1 Existing first floor

MAP-C4185-131-0 Existing loft

MAP-C4185-141-0 Existing roof

MAP-C4185-001-A Location plan

2021.07.PL.110 Proposed block plan

2021.07.PL.114 Proposed elevations

2021.07.PL.112 Proposed ground floor and first floor

2021.07.PL.113 Proposed loft and roof

Received 10/6/2022

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

Internal consultation:

Transport - No objections.

External consultation:

The following addresses were consulted by letter.

45 Coley Avenue, Reading, Berkshire, RG1 6LL

49 Coley Avenue, Reading, RG1 6LL

43 Mansfield Road, Reading, RG1 6AL

51 Coley Avenue, Reading, RG1 6LL

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.

Although the proposed front extension is larger than what would usually be permitted, the development is considered acceptable in this case. This is because the property is sufficiently set back from the road, and the fact that other properties in the immediate vicinity vary in design. The proposed front extension therefore would not harm the character of the main dwelling as well as the wider street and is considered acceptable in terms of scale and design. The timber cladding details are considered to complement the main dwelling.

The proposed rear gable dormers are also considered proportional to the main dwelling. These are sufficiently set down from the main ridge line and into the roof slope. The proposed dormers will complement the main dwelling. The proposal is therefore considered acceptable on both scale and design terms.

The proposed PV solar panels are also an acceptable development. There are no taller buildings in the vicinity which could be negatively impacted by any glare from the panels. The panels are also appropriately set within the roof slope.

The replacement fenestration will also complement the main dwelling and is considered acceptable.

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 of overlooking.
- *Overbearing effects;*
 - The proposal is considered acceptable in terms of scale.
- *Sunlight and daylight;*
 - No identified risk 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

Recommended Conditions:

TL1
AP1
M3