

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 220126

Address: 141 Rodway Road, Tilehurst, Reading RG30 6EL

Applicant: Mr Ivan Ferriera

Proposal: Single Storey Rear extension, Front extension to provide porch

Target date: 24/03/2022

Case officer: Marcelina Rejwerska

1. Site Description and Surrounding Area:

The proposal site is an end-terrace two storey dwelling on Rodway Road in Tilehurst. The property is set back from the road by way of a steep paved driveway. At the rear, the property has an existing conservatory with a pitched roof. The rear garden includes a retention wall and steps up a steep sloping garden which borders with protected ancient woodland. Rodway Road is a residential road characterised by short terraces and semi-detached dwellings in similar style and design. Several properties on Rodway Road have existing rear extensions. The property is not listed nor in a conservation area.

2. Proposal:

Planning permission is sought for a single storey rear extension to replace the existing conservatory. The proposed extension will measure 4m depth, 3.95m width and 2.95m in height; the extension will be finished in off-white render with a flat roof, including an external side door and rear bifold doors.

The proposal also includes a front extension to form a new front porch. The front porch will measure 1.3m depth, 2.3m width and 2.66m in height. The porch will also be finished in off-white render.

2.1. Plans Considered:

Existing and Proposed Plans and Elevations including Location and Block Plan

Received 27/01/2022

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 3/2/2022:
137 and 143 Rodway Road, Tilehurst

No responses received.

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

5. Discussions with applicant/agent

None.

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 rear extension sits on a similar footprint to the existing conservatory - it is the same in width and only 0.2m larger in depth. The existing conservatory has a pitched roof, and while the height of the flat roof will be higher than that of the existing eaves of the conservatory, it will be lower than the total roof height of the existing conservatory. The proposed depth is within the limitations as listed in the Design Guide to House Extensions SPD, and for these reasons the proposal is considered acceptable in terms of size and scale.
 - A condition is recommended to restrict the use of the flat roof.
 - While the off-white render finish will not match the main dwelling, it is not considered harmful to the overall character of the property and is therefore acceptable.

- While the front extension is less common on Rodway Road, it is considered acceptable in terms of size, scale and design and therefore not harmful to the appearance of the main 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.*
 - The presence of several other dwellings on Rodway Road which are finished in white render mitigates any concern of the proposed render finish appearing out of character. The proposed materials are therefore considered acceptable.
 - The proposed rear extension is not visible from the street and therefore does not impact the character of the wider area.
- *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 door and window do not create any new views.
- Access to sunlight and daylight
 - Any concern of overshadowing from the rear extension is mitigated by the fact that the proposed rear extension will sit on a similar footprint to the existing conservatory. There is therefore no identified risk of overshadowing.
- Visual dominance and overbearing effects of a development
- Harm to outlook
 - The proposal is considered acceptable in terms of scale and design and therefore not harmful.

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

TL1

AP1

M3

PD5

Informatives