

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Church

App Ref: 220672/HOU

Address: 33 Linden Road, Reading, RG2 7EG

Proposals: Erection of a part two storey and part single storey rear extension, single storey front extension together with associated internal alterations and changes to fenestration.

Case Officer: Mr David Brett

Applicant: Mr & Mrs Klosi

Date received (valid from): 07/05/2022

Target Decision date: 02/07/2022

1. INTRODUCTION

The proposal site is a two-storey semi-detached dwelling on Linden Road, Whitley. The surrounding area is predominantly residential with a mix of two storey semi-detached and terraced rows. Directly west of the application site are Shinfield Road Recreation Ground and The Ridgeway Primary School.

The proposal site is not located within a Conservation Area, nor is the dwelling listed or within the setting of a listed property.



1. Front of 33 Linden Road. Google Street View image captured in October 2020.



2. Rear of 33 Linden Road. Photo taken on 09/06/2022.

A site visit for this application was carried out on 09/06/2022.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks a part one storey, part two storey rear extension, and a single storey front extension. Alterations are also proposed to the fenestration to the side (south facing) elevation, along with the insertion of a roof light to the front roof slope.

Plans considered:

- Existing Ground Floor Plan - 04214-01
- Existing First Floor & Roof Plan - 04214-02
- Existing Elevation - 04214-03
- ~~Proposed Ground Floor Plan - 04214-04~~
- ~~Proposed First Floor - 04214-05~~
- Proposed Roof Plan - 04214-06
- ~~Proposed Elevation - 04214-07~~

- Block and Location Plans - 04214-08

Received on 07/05/2022

- Proposed First Floor - 04214-05 Rev A
- Proposed Elevation - 04214-07 Rev A
- Cladding Brochure
- Monocouche XF Direct Render Technical Datasheet

Received on 26/06/2022

- Proposed Ground Floor Plan - 04214-04 Rev A

Received on 30/06/2022

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

31 Linden Road, Reading, RG2 7EG - No response received.
35 Linden Road, Reading, RG2 7EG - No response received.
220 Shinfield Road, Reading, RG2 7DU - No response received.
222 Shinfield Road, Reading, RG2 7DU - No response received.
224 Shinfield Road, Reading, RG2 7DU - No response received.

5. 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.

6. 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 (Adopted November 2019)

CC7 Design and the Public Realm
CC8 Safeguarding Amenity
H9 House Extensions and Ancillary Accommodation
H10 Private and Communal Outdoor Space
EN15 Air Quality
TR3 Access, Traffic and Highway Related Matters
TR5 Car and Cycle Parking and Electric Vehicle Charging

SPG/SPD

Design Guide to House Extensions SPD (Adopted March 2021)

7. APPRAISAL

7.1 House Extensions and Ancillary Accommodation

In accordance with Reading Borough Local Plan 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 and locations.*
- *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.*

Policy CC7 of the Reading Borough Local Plan requires all development to be of high quality design and maintain and enhance the character and appearance of the surrounding area. In this specific case, this concerns the following components:

- Layout
- Landscape
- Scale: height and massing; and
- Architectural detail and materials

The single storey front extension is considered minor in scale and does not extend beyond the principal elevation of the main house or infringe any important building line along Linden Road. The front extension features a pitched roof and is considered to integrate with the overall appearance of 33 Linden Road.

The proposed extensions to the rear consist of a rear extension with a depth of 6m to the ground floor, and 3.8m at first floor level. The two-storey element to the rear extension features a dual pitched roof, which is set down from the ridge to the main house. The single storey aspect of the rear extension features a flat roof with two rooflights serving the proposed kitchen and dining room. Whilst the extensions to the rear are considered substantial, they are considered to integrate well with the existing dwelling. It is also considered that the plot at 33 Linden Road is more than capable of taking extensions of the proposed size and scale. There are also examples of similarly large extensions to the rear along Linden Road, for instance at 31 and 35 Linden Road (in 35's case albeit single storey). Therefore, the extensions proposed at number 33 are considered characteristic of the surrounding area in terms of size and scale.

The materials proposed to the rear extensions consist of render to the ground floor external walls, with "Grey Slate" cladding to the external walls at first floor level. The roof tiles to the rear extension have been specified on the application form to match the existing dwelling.

During the course of the application, the windows proposed to first floor rear elevation were amended due to officer feedback that the fenestration appeared odd and unbalanced. Revised plans were provided which demonstrate a more visually balanced window arrangement.

Overall, the proposed development is considered to sufficiently respect the varying character and appearance of Linden Road and the surrounding area. It is acknowledged that the scale of the proposed development is significant, the proposed extensions are considered sensitively designed and to respect the character and appearance of the surrounding area. Therefore, the proposed development is considered in accordance with Policies CC7 and H9 of the Reading Borough Local Plan.

In accordance with Reading Borough Local Plan policy H9: House Extensions and Ancillary Accommodation, house extension proposals are acceptable where it:

- *Does not result in a loss of biodiversity within gardens.*

It is not considered that the proposal would result in a loss of biodiversity within the garden.

7.2 Safeguarding Amenity

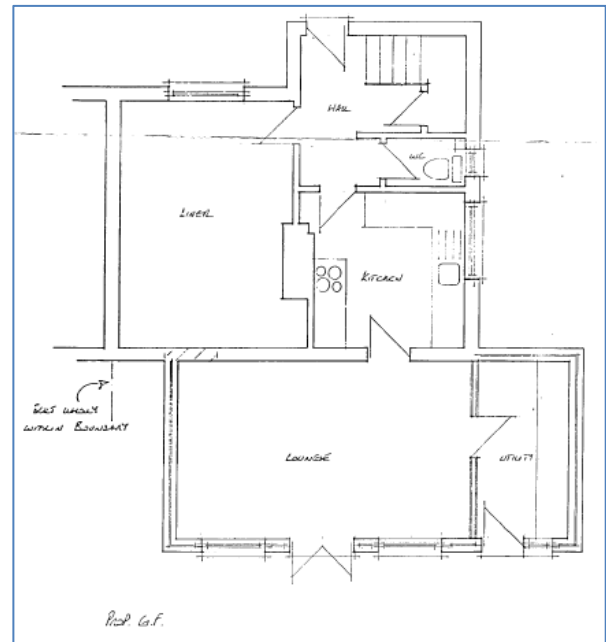
This proposal has also been assessed against Reading Borough Local Plan policy CC8: Safeguarding Amenity, which states that proposals are acceptable where they will not cause a detrimental impact on the living environment of existing residential properties with regard to (amongst other matters):

- *Privacy and overlooking*
- *Access to sunlight and daylight*
- *Visual dominance and overbearing effects of a development*
- *Harm to outlook*

At first floor level, the proposed rear extension only extends slightly beyond the rear wall of the first-floor rear extension at 31 Linden Road. The proposed ground floor rear extension does extend beyond the rear wall of number 33 by 2.7m, however, the proposed extensions are not considered to result in a harmful loss of light due to the lounge at number 31 being served by two windows and glazed double doors. The proposed rear extensions at number 33 are not considered overbearing to number 31 due to the ground floor rear extension only extended 2.7m beyond the rear wall of the existing extension at number 31, and only negligibly beyond the rear wall of the existing rear extension at number 31 at first floor level.



3. Two storey rear extension at adjoining property 31 Linden Road. Photo taken on 09/06/2022.

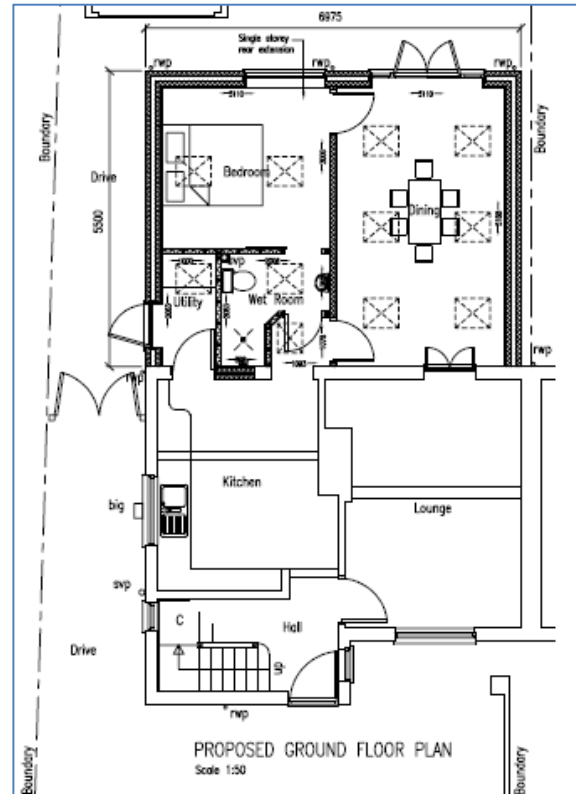


4. Approved ground floor plan for two storey rear extension at 31 Linden Road (application reference 060640).

The proposed development is not considered to have an overbearing impact to number 35 Linden Road due to presence of the existing 5.5m deep single storey rear extension at number 35. There is not considered to be a harmful loss of light to number 35 due to the orientation of the proposed development in relation to number 35, and due to number 33 being directly north of number 35.



5. Single storey rear extension at 35 Linden Road. Photo taken on 09/06/2022.



6. Approved ground floor plan for two storey rear extension at 35 Linden Road (application reference 151822).

No other nearby occupier is considered to be significantly impinged by the proposed development in relation to any amenity consideration. For existing and future occupiers of 33 Linden Road, the proposed development is considered to improve the standard of accommodation at the site. It is however considered necessary to include conditions ensuring that the proposed first floor side facing windows serving the bathroom and the ensuite are obscure glazed and restrict the insertion of additional windows under permitted development. This is to safeguard the amenities of the privacy of the occupants at 33 Linden Road in accordance with Policy CC8 of the Reading Borough Local Plan 2019. It is not considered necessary to restrict the glazing of the bedroom window.

Overall, the proposed development is not considered to harm the living conditions to neighbouring properties or the surrounding area. The proposed extensions are considered to have been sensitively designed as not to appear overbearing to neighbouring residents, subject to the conditions referenced above. Therefore, the proposed development is considered in accordance with policies H9 and CC8 of the Reading Borough Local Plan.

7.3 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.

7.4 Air Quality

This proposal has been considered against Reading Borough Local Plan policy EN15, as the proposal site is within an Air Quality Management Area (AQMA). As demonstrated in the policy, this proposal does not meet the requirements for an Air Quality Assessment (AQA) and is

considered not enough of a detrimental impact air quality to warrant such an assessment due to the size and scale of the proposal.

7.5 Transport

The proposed development seeks to increase the number of bedrooms from 2 to 3, therefore, two on site vehicle parking spaces are required, as opposed to one for a two-bed dwelling as is the existing arrangement. This is in accordance with the parking requirements as set out in the Revised Parking Standards and Design SPD (2011).

A revised plan has been provided demonstrating two on site vehicle parking spaces. It is considered that the proposed parking arrangement is feasible using the existing dropped kerb and access. Therefore, the proposed development is considered in accordance with Policies TR3 and TR5 of the Reading Borough Local Plan.

8. 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.

9. RECOMMENDATION

GRANT

10. CONDITIONS

TL1: Time Limit (Standard)

The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

AP1: Approved Plans

The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

Plans considered:

- Proposed Roof Plan - 04214-06
- Block and Location Plans - 04214-08

Received on 07/05/2022

- Proposed First Floor - 04214-05 Rev A
- Proposed Elevation - 04214-07 Rev A

Received on 26/06/2022

- Proposed Ground Floor Plan - 04214-04 Rev A

Received on 30/06/2022

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

M3: Materials (As Specified)

The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and/or application forms unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policies CC7 and H9 of the Reading Borough Local Plan 2019.

PD2: No New Openings

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) no windows/doors/dormers/openings, other than those shown on the approved plans shall at any time be placed in the side elevations of the first floor extensions hereby permitted without the grant of a separate planning permission from the Local Planning Authority.

REASON: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

PD3: Obscure Glazing

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the proposed first floor side facing windows shall be top openable above 1.7m as a minimum when measured from the floor level of the respective rooms, and glazed with obscure glass before occupation of the development hereby approved and shall be permanently maintained as such.

REASON: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

11. INFORMATIVES

Standard Informatives