

DELEGATED APPLICATION REPORT

Application No: 220763/HOU

Address: 153 and 155 Wolseley Street, Reading

Proposal: Single storey rear extension following demolition of existing rear extension (extension to form the boundary with No.153 Wolseley Street)

Case officer: Ethne Humphreys

Target Date: Originally 19/07/2022; EOT agreed until 13/09/2022

Site Description and Surrounding Area:

The application property is a two storey semi-detached property located on the east side of Wolseley Street, close to the junction with Berkeley Avenue. There is a slight change in ground levels and the ground slopes down mildly to the east.

The immediate character of the area is largely residential; however, St Saviour's Church is located opposite the site to the west and church hall/drop-in centre to the south.

Proposal:

This is an application for a single storey rear extension following demolition of existing rear extension. The extension would have an overall depth of 4m and overall width of 6.05m.

The proposed extension would form the new boundary wall with No.153, encroaching over the boundary line.

The roof would be flat, with an overall height of 3.2m. The materials will consist of red multi brickwork to match existing.

Plans Considered:

Drawing No: Block Plans 813796-3000 Rev A

Drawing No: Existing Drawings 813796-1100 Rev A

Drawing No: Proposed Drawings 813796-3100 Rev A

Received 25th May 2022

Drawing No: Location Plan

Received 25th August 2022

Relevant Planning History:

None

Consultation Responses:

None.

Neighbour letters were sent to adjoining properties. No letters of representation received. The applicant provided photographic evidence that a site notice had been erected at the site on 16/06/2022.

Summary of discussions with applicant/agent:

A revised location plan was received during the course of the application, show the red line around the element of the extension within the boundary of No.153 Wolseley Street. The applicant also confirmed agreement for the site address and description to be updated to include reference to No.153 Wolseley Street. A 14 day re-consultation period was undertaken.

No formal pre-application advice was sought prior to the submission of this application.

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.

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'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making. In this case the development plan consists of the Reading Borough Local Plan 2019.

The following local and national planning policy and guidance is relevant to this application:

Reading Borough Local Plan (2019)

CC7: Design and the Public Realm

CC8: Safeguarding Amenity

H9: House Extensions and Ancillary Accommodation

H10: Private and Communal Outdoor Space

Supplementary Planning Guidance

A Design Guide to House Extensions (2021)

Appraisal

The main issues are considered to be:

- Design, impact on the host dwelling, character of the area and street scene
- Impact on neighbouring amenity

Design, impact on the host dwelling, character of the area and street scene

Policy CC7 (Design and the Public Realm) requires all development to be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. The various components of development form include layout, landscape, density and mix, scale - height and massing and architectural detail and materials. Policy H9 (applicable as the proposal relates to an extension to an existing house) seeks that houses extensions should respect the character of the host dwelling, character and pattern of surrounding dwellings and the area in terms of scale, design and any important existing building line.

The proposed extension would utilise part of the footprint of the existing extension to be demolished. Instead of being half-width of the existing property (like the existing rear addition) the proposed addition would be full width and of greater depth than existing too. However, the overall increase in the actual footprint of the dwelling would not be unduly excessive. Given this and that a suitable amount of rear amenity space would be retained (and the shape / nature of this being of a functional nature), it is considered that the proposals can be suitably accommodated without giving a feeling of overdevelopment or crampedness.

The proposed extension would form the new boundary wall with No.153, encroaching over the boundary line. Given this and the design of the extension, with tapered corner (to minimise the impact on neighbouring property as detailed below) this may appear slightly

incongruous in appearance. However, it would be subservient to the host property and with materials to match to aid integration. Furthermore, given its location at the rear of the property, it would not be readily visible from the public domain. Given this and its relatively small scale, it is not considered to be so incongruous so as to result in any significant adverse effect to either the character of the host property or visual amenities of the street scene to warrant a refusal.

Therefore, in overall terms it is considered that the proposals comply with Policies CC7, H9 and H10.

Impact on neighbouring amenity

Policy CC8 (Residential Amenity) seeks that proposals should not cause a significant detrimental impact to the living environment of existing or new residential properties in terms of: Privacy and overlooking; Access to sunlight and daylight; Visual dominance and overbearing; Harm to outlook; Noise and disturbance; Artificial lighting; Vibration; Dust and fumes; Smell; and Crime and safety.

The neighbouring properties potentially affected by the proposals are No's 153 Wolseley Street and the church hall/drop-in centre located to the north south of the site respectively.

As above, the proposed extension would form a new boundary wall with No.153 Wolseley Street. Certificate B has been signed which is appropriate and the agent has advised that this is to allow the neighbouring property to use the share boundary wall for their future planned extension. Notwithstanding this, there will be some impact to the nearest rear patio doors of this property. However, the depth of the extension closest to the boundary, before it tapers away to minimise the impact, would be relatively modest at 3m and would comply with the recommendations in the Council's Design Guide to House Extensions SPD. Furthermore, the roof would be flat to minimise the impact. Given this no significant material overbearing effects are considered to arise to a level which would warrant a sustainable reason for refusal on this basis.

With regard to the church hall/drop-in centre, given the position and scale of the extension, with flat roof to minimise the impact, no significant material overbearing impacts are considered to arise over above the current situation.

No windows are proposed on the flank elevations and as such there would be no material loss of privacy.

Owing to the element of flat roof proposed, it is considered necessary to include a condition stipulating that the flat roof area shall not be used as a roof terrace, and any access out onto this area shall be for maintenance/means of escape purposes only. This is in order to prevent any detrimental impacts of overlooking and/or noise and disturbance of the neighbouring premises.

Therefore, in overall terms it is considered that the proposals comply with Policy CC8.

Conclusion

Having regard to the material considerations and all matters raised, the Local Planning Authority considers that the balance of considerations therefore weigh in favour of granting planning permission subject to conditions.

RECOMMENDATION: GRANT subject to conditions and informatives