

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Redlands

App Ref: 220290/HOU

Address: 12 Eastern Avenue, Reading, RG1 5RY

Proposals: Proposed part single part two storey rear extension, pitched roof rear dormer to an existing loft conversion with internal alterations to the host dwelling (amended description).

Case Officer: Beatrice Malama

Applicant: Mrs Liz Hill

Date received (valid from): 29 March 2022 **Target Decision date:** 24 May 2022

Site Visit: 15 July 2022

1. SITE DESCRIPTION AND SURROUNDING AREA

The application site is a two storey semidetached dwelling house located to the north of South Park Conservation Area and just on the edge. The area comprises of detached, semi-detached and terraced properties. The immediate surrounding has a mixed-use type of development which include commercial properties. The street comprises of different types and sizes of buildings.

Wokingham Road and Reading Old Cemetery are located north of Eastern Avenue and of the site. The site is located very close to the junction of Eastern Avenue and Wokingham Road and near an intersection where Granby Gardens, London, Wokingham and King's Roads meet.

The building is not a listed however it falls within South Park Conservation area and an Air Quality Management Area.

Photos of the site.



Photo of the street



2. PROPOSAL AND SUPPORTING INFORMATION

Planning application is sought for the proposed part single and part two storey rear extension with a flat roof, a pitched roof rear dormer and internal alterations to the host dwelling house. The proposed ground floor extension would extend full width and would cover a larger footprint than the existing. Overall the rear extension would measure approximately 3.3m deep from the rear wall of the original house.

Revised plans have been submitted reducing the width and changing the roof design of the proposed rear dormer from flat to pitched roof in order to preserve the character of the building and the character of the conservation area within which the site is located.

Plans considered:

Drawing No. 21128.S.PP-01 - Existing Basement Floor Plan
Drawing No. 21128.S.PP-02 - Existing Ground Floor Plan
Drawing No. 21128.S.PP-03 - Existing First Floor Plan
Drawing No. 21128.S.PP-04 - Existing Second Floor Plan
Drawing No. 21128.P.PP-05 - Existing Elevations
Drawing No. 21128.S.PP-06 - Proposed Basement Floor Plan
Drawing No. 21128.S.PP-07 - Proposed Ground Floor Plan
Drawing No. 21128.S.PP-08 - Proposed First Floor Plan
Drawing No. 21128.P.PP-11 - Location Plan
Drawing No. 21128.P.PP-12 - Block Plan
Received on 1 March 2022

Drawing No. 21128.S.PP-09 REV A - Proposed Second Floor Plan
Drawing No. 21128.P.PP-10 REV A - Proposed Elevations
Received on 12 August 2022

3. RELEVANT PLANNING HISTORY

Application ref 171563/HOU - Erect double storey rear extension, change existing window for French doors on rear elevation at basement level and add rear dormer to existing roof - permitted application - 22/11/2017

4. CONSULTATIONS

The following addresses were consulted by letter.

11 Granby Gardens, Reading, Berkshire, RG1 5RT
9 Granby Gardens, Reading, RG1 5RT
8 Eastern Avenue, Reading, RG1 5RY
14 Eastern Avenue, Reading, RG1 5RY
10 Eastern Avenue, Reading, RG1 5RY

No letters of representation have been 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:

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

National Policy

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
EN1 (Protection and Enhancement of the Historic Environment)
EN3 (Enhancement of Conservation Areas)
H9 (House Extensions and Ancillary Accommodation)

SPG/SPD

A Design Guide to House Extensions SPG
South Park Conservation Area Appraisal (2008)

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.

The application site is a two storey semidetached dwelling house built of brick with a pitched roof. Previous alterations have been made to the original house and these include a two storey rear extension with a lean-to pitched roof.

The proposal includes a part single part double storey rear extension with a flat roof and a pitched roof rear dormer extension and various internal alterations. The proposed rear extension would be larger than the existing. The ground floor element of the extension would extend full width. Exterior finishing materials would match the existing house.

Whilst the proposed part single part double storey rear extension would have benefited from a pitched roof form to match the host house and the surrounding properties, in this instance the proposed flat roof would be considered acceptable. Given that the proposal is to the rear of the property and that it would not be visible to the public realm, the proposal is not considered to cause a significant harm to the appearance of the host house and the adjoining neighbouring properties to the point of refusal. In addition, some properties within the area have existing flat roofed extensions as such this kind of development is not considered to be out of character with the surrounding area.

Overall, the proposed development is not considered to have a detrimental impact on the character and appearance of the host house, neighbouring properties and the wider area. The proposal therefore is considered to comply with the relevant policies identified above.

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.

The property has an existing two storey rear extension measuring approximately 2.1m deep and 1.9m wide with a lean-to pitched roof.

The proposed rear extension would measure approximately 3.3m deep from the original rear wall and would have a flat roof. Overall the depth of the rear extension would increase by approximately 1.2m. The ground floor element of the proposal would extend full width whereas the first floor would be half the ground floor width creating a stepped profile. The flat roofed single storey extension would include a roof light. The adjacent property at No. 14 has an existing part single part double storey rear extension.

Given the size and design of the proposal as well as the orientation of existing buildings and their relationship with each other, it is considered unlikely that the proposed development

would cause a significant detrimental impact to the living environment of neighbouring properties. The proposal is considered unlikely to cause loss of privacy and natural light to the neighbouring properties. In addition, given the minimal increase in depth and the stepped profile of the extension, the proposal is not considered to have any overbearing effects on the neighbouring properties. As such the proposal complies with the above policies.

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

Application Permitted

CONDITIONS

Time Limit (Standard)

Approved Plans

Materials (To Match)