

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Southcote

App Ref: 220333/HOU

Address: 90 Burghfield Road, Reading, RG30 3LP

Proposals: Rear and side extensions plus loft conversion

Case Officer: Beatrice Malama

Applicant: Faisal Ibrahimi

Date received (valid from): 9 March 2022 **Target Decision date:** 4 May 2022

1. INTRODUCTION

The application site is a two storey semi-detached dwelling house located west of Burghfield Road within a predominantly residential area. The area comprises mainly of semi-detached houses built of redbrick. The application site is one of the rows of semi-detached houses on the western side of Burghfield Road which have a combination of redbrick and rendered exterior walls and gable end pitched roofs creating a uniform feature on this part of the road. Many houses have existing side attached garages and long narrow back gardens.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the proposed rear and side extensions plus loft conversion. The proposed rear extension would measure 4.8m deep a reduction from 5.8m and would have a maximum height of 2.8m a reduction from 2.4m. The roof would be flat with two roof lights. The proposal includes an upper floor side extension on the existing side garage with a combination of pitched and flat roof, and a single story side extension with a flat roof. The proposed development would have a combination of render and brick exterior walls.

Plans considered:

Drawing No. 211201-1 - Location Plan

Drawing No. 211201-3- Existing Site Plan

Drawing No. 211201-4- Existing Floor Plans

Drawing No. 211201-5- Existing Elevations

Received by the Local planning Authority on 9th March 2022

Drawing No. 211201-6- Proposed Floor Plans

Drawing No. 211201-7- Proposed Elevations

Received by the Local planning Authority on 27th July 2022

3. RELEVANT PLANNING HISTORY

171126/HOU - Single storey front and side extension - Permitted - 18/ 8/2017

4. CONSULTATIONS

- 4.1 Confirmation that the site notice was displayed was received on 16th April, 2022. The following addresses were consulted by letter.

30 Vine Crescent, Reading, RG30 3LU

88 Burghfield Road, Reading, RG30 3LP

92 Burghfield Road, Reading, RG30 3LP
32 Vine Crescent, Reading, RG30 3LU

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:

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

The area is characterised by mainly semi-detached dwelling houses. Many houses in the street have a combination of brick rendered exterior wall with pitched roofs. House extensions of various types, designs and sizes are a common feature in the area.

The application site is a semidetached dwelling house with a combination of redbrick and rendered exterior walls and a gable end pitched roof. The house has an existing pitched roof single storey front extension and flat roofed single-storey side extension with redbrick exterior walls which is used as a garage.

The proposed single story rear extension would extend along the northern boundary and would be set 1m away from the property boundary to the south. The extension would be 4.8m deep from the existing rear wall and would have a maximum height of 2.8m. The roof would be flat. The proposal includes a single storey side extension measuring 2m deep by 2.8 wide, an upper floor side extension on the existing side garage, front porch and rear roof dormer. The proposed single storey extensions and the rear dormer would have flat roofs whereas the upper floor side

extension would have a combination of flat and pitched roof. Exterior walls would match the existing house.

Whilst the overall scale of the proposed extension would be noticeable and the rear extension would have a flat roof different from that on the existing house, the impact on the existing house and that of the neighbours would not be considered detrimental. The proposed rear and part of the side elevations would not be visible to the public on Burghfield Road as such they would not cause harm to the outlook of the street scene.

The proposed design in the front elevation and the use of materials that match and/or compliment the original house would allow the original house to retain its character and thus any potential adverse impact on the appearance of the house and the wider area is eliminated. Therefore it is considered unlikely that the additional single story rear extension would cause harm to the character and appearance of the original house. Furthermore, within the immediate surrounding of the site are a number of side and rear extensions of various designs and sizes as such an extension of this kind would not be unconventional nor would it detract from the character of the wider area.

In view of this, the proposal is not considered to have an adverse impact on the character of the house and the wider area. The proposal therefore satisfies the conditions of Policies CC7, CC8 and H9 of the Local Plan and the Design Guide to House Extensions SPD.

Residential Amenity

CC8: Safeguarding Amenity 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 proposed single story rear extension would measure a maximum of 4.8m deep and 2.8m high. It would extend along the property to the north and set away from the southern boundary by 1m.

Due to the size (depth and height) of the proposed extension and the relationship with neighbouring buildings, it is considered that the proposed extension would be visually dominant. Given that the proposed development would extend along the boundary with the neighbours with a significant depth from the existing rear wall, the proposal would likely have an overbearing impact on the neighbours - especially the property at no 88 Burghfield Road. In addition, the proposed rear extension would create a quite enclosed space at the rear of no 88. Whilst it is acknowledged that efforts have been made to reduce the size of the proposed rear extension, there has not been a significant reduction in the overall size of the proposal and thus the harm to the neighbouring properties remain unaddressed.

The proposed extension would also significantly breach a 60 degree line taken from the centre of the closest rear neighbouring window, and due to its depth and height sited along the shared boundary and the location of the ground floor neighbouring windows, the proposed rear extension is considered likely to cause a significant reduction in the amount of light received by the adjoining property at no 88. Further, given the size of the proposed extension and the orientation of existing buildings, the adjoining property at no 88 would likely experience increased levels of shadowing.

The applicant has not submitted any light assessment information to show that the proposal would not have an adverse impact on the amount of natural light received by the adjoining

properties. Furthermore, the applicant has failed to demonstrate lack of harm to the living conditions of neighbouring occupants resulting from the proposed extension.

In this regard, it is considered that the proposed rear extension would have a detrimental impact on the adjoining properties and the living conditions of the occupants. The proposed rear extension therefore is not considered acceptable in terms of scale and impact on neighbouring properties and thus would conflict with Policies CC8 and H9 of the Reading Borough Local Plan 2019 and the Design Guide to House Extensions 2021. On this basis the proposal is being recommended for refusal.

With regard to privacy, the proposed rear extension would be single story and the proposed first floor side extension would not have any side facing openings as such the proposal would not result in the loss of privacy to the neighbouring properties.

7. CONCLUSION

This proposal has been carefully considered in the context of the Reading Borough Local Plan 2019 and supplementary planning documents. The proposed single storey rear extension by way of its depth, height and siting on the boundary would result in a visually dominant and overbearing development. In addition, given the size of the proposal and the relationship with neighbouring rear facing ground floor windows, the proposal would have an adverse impact on the amount of natural light enjoyed by the neighbouring property. This would be harmful to the residential amenity of the occupiers of no. 88 Burghfield Road, contrary to Policies CC8 (Safeguarding Amenity) and H9 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) and the Council's SPD, A Design Guide to House Extensions (2021).

8.0 RECOMMENDATION

REFUSE Planning Permission