

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 220296

Address: 21 Wedgewood Way, Tilehurst, Reading RG30 6BY

Applicant: Mr & Mrs Farmer

Proposal: Demolition of existing conservatory and new 2 storey rear/side extension

Target date: 6/6/2022 (extended)

Case officer: Marcelina Rejwerska

1. Site Description and Surrounding Area:

The proposal site is an end-terrace two storey dwelling on Wedgewood Way in Tilehurst. The property has an existing two storey side extension with a pitched roof to match, set down from the main ridge line. At the rear, the property has an existing conservatory. The property is located on potentially contaminated land. Wedgewood Way is a residential road comprised of short terraces similar in style and design. The property is not listed nor in a conservation area.

2. Proposal:

Planning permission is sought for demolition of the existing conservatory at the rear of the property and a two storey side/rear extension to enlarge the existing two storey side extension to align with the main dwelling elevation at the rear. The proposed extension measures 4.2m in depth and 4.44m in width. The proposed extension will have a flat roof.

2.1. Plans Considered:

2a-17.02.22 09 Location and Block Plan
2a-17.02.22 01 Existing Ground Floor
2a-17.02.22 03 Existing First Floor
2a-17.02.22 05 Existing Roof Plan
2a-17.02.22 07 Existing Elevations
2a-17.02.22 08 Proposed Elevations
2a-17.02.22 02 Proposed Ground Floor
2a-17.02.22 04 Proposed First Floor
2a-17.02.22 06 Proposed Roof Plan

Received 02/03/2022

3. Relevant Planning History:

880023 - Erection of kitchen extension to side - Application permitted on 13/01/1989

010005 - Single storey rear extension to provide conservatory - Application permitted on 12/07/2001

4. Consultation Responses:

4.1. Internal Consultees

None consulted.

4.2. External Consultation

The following addresses were formally consulted via letter on 09/03/2022:

19 Wedgewood Way

18 Dresden Way

Additionally, the following addresses were formally consulted on 11/05/2022:
10 and 11 Holkam Close

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*
 - Despite the proposed extension measuring just over the 4m depth recommended in the Design Guide SPD, the proposal is considered acceptable in terms of size and scale due to its location on the end of a

terrace. Due to this, and the proposal aligning with the existing rear elevation of the main dwelling, the proposal is unlikely to appear excessive or visually dominant.

- The proposed flat roof further adds to the subservient appearance of the proposal; a condition is recommended to restrict the use of the flat roof.
- The proposed brickwork will match the existing, the proposal is considered acceptable in terms of design.
- *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 proposal is considered acceptable in terms of scale and design, and therefore does not pose a risk to the wider character of the street.
- *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
 - New windows on the rear elevation of the proposed extension create new views, however these are not considered to pose a risk of overlooking or loss of privacy to neighbours.
- Access to sunlight and daylight
 - No identified risk of overlooking.
- Visual dominance and overbearing effects of a development
- Harm to outlook
 - Due to its size and scale, the proposal is not considered to pose a risk of harm to neighbouring properties.

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

M1

PD5

Informatives