

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 220061

Address: 4 Lawrence Road, Tilehurst RG30 6BH

Applicant: Mr Prasanna Kirubakaran

Proposal: Demolition of existing attached garage and erection of new single storey wrap around side and rear extension

Target date: 25/03/2022 (extended)

Case officer: Marcelina Rejwerska

1. Site Description and Surrounding Area:

The proposal site is a two-storey semi-detached dwelling on Lawrence Road in Tilehurst. The property has an adjoining single garage on the side and a utility room with a flat roof at the rear of the garage. The property is set back from the road and has a small, paved driveway at the front. At the rear, the property has a hipped roof over the ground floor, as the first floor is set back slightly. Lawrence Road is a residential road comprised of semi-detached properties in similar style and design. The property is not listed nor in a conservation area.

2. Proposal:

Planning permission is sought for a single storey wraparound extension to replace the existing garage. The side extension will have a new plain tile hipped roof behind a parapet wall with a velux roof light at the side elevation. The proposal also includes a new reduced height window at the side elevation, cut out into the hipped roof of the proposed side extension, and a new window at the front elevation to replace the garage door. At the rear, the proposed extension measures 3.15m depth across the width of the entire dwelling, including the utility room. The rear extension will have a flat roof measuring approx. 2.98m in height with a single roof lantern - the hipped roof element will be retained. The proposal also includes extension of the paved surface in the rear garden. The proposed extensions will be finished in brickwork and pebble dash render to match the main dwelling.

2.1. Plans Considered:

H 1507.01 Location Plan

H 1570.02 Existing Plan

H 1507.03 Existing Elevations

H 1507.04 Proposed Plan

H 1507.05 Proposed Elevations

H 1507.07 Proposed Block Plan

Received 17/01/2022

H 1507.06 Rev A Proposed Site and Parking Plan

Received 14/02/2022

3. Relevant Planning History:

None.

4. Consultation Responses:

4.1. Internal Consultees

Transport - The layout is acceptable, in fact the applicant could park diagonally once the boundary wall is removed, however the applicant should be aware that no part of the vehicle should over hang any part of the footway and vehicles should not cross the grass verge to access the parking area.

4.2. External Consultation

The following addresses were formally consulted via letter on 18/01/2022:

1 Birch Avenue

2 and 6 Lawrence Avenue

No responses received.

In addition, a site notice was sent to the applicant to be displayed on site.

5. Discussions with applicant/agent

Agent supplied parking layout plan following request for detailed plans from Transport.

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*
 - Although wraparound extensions are usually large in size, the application site has an existing side element consisting of a garage and utility room. The proposal therefore is a modest enlargement of the existing side element and a rear extension along the width of the dwelling. The proposal is therefore considered acceptable in terms of size.
 - Although the set back of the existing garage from the front elevation of the main dwelling will be reduced, a set back will be maintained nonetheless. The proposed extensions appear subservient to the main dwelling, which makes them acceptable in size and scale.
 - The hipped roof at ground floor feature at the rear of the property will be retained and all materials will match the existing. Therefore the proposal is considered acceptable in terms of design.
 - A condition is recommended to restrict the use of the flat roof at the rear.
- *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 proposed rear extension roughly aligns with the building line of the existing rear extensions on either side of 4 Lawrence Road. The proposal will therefore not appear out of character.
 - The design of the proposal respects the character of properties on Lawrence Road and is therefore considered acceptable in the wider context.
- *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
 - The proposed new window at the side elevation will replace an existing window at the side elevation - there are therefore no new views created and no identified risk of overlooking or loss of privacy. The proposed window will also be obscure-glazed.
- Access to sunlight and daylight
 - No identified risk of overshadowing.
- Visual dominance and overbearing effects of a development
- Harm to outlook
 - The proposal is considered acceptable in terms of scale and design and is therefore not considered to pose a risk of harm to outlook.

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

DC1

Informatives

IF3

I24