

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Church

App Ref: 220197/HOU

Address: 38 Stanhope Road, Reading, RG2 7HN

Proposals: Ground floor rear extension and first floor rear extension.

Case Officer: Beatrice Malama

Applicant: Mr V Vagarwal

Date received (valid from): 14 February 2022 **Agreed Decision date:** 23 May 2022

1. INTRODUCTION

The application site is a two story semidetached property located to the north of Stanhope Road. The area is predominantly residential. There area has a mixture of semidetached, flats and terraced properties. Whilst buildings in the present similar characteristics, they vary in terms of design details. Houses in the wider street are built of redbrick with pitched roofs. Many have a combination of redbrick and rendered exterior walls. A lot of houses appear to have made various alterations to the original buildings.

The application like many other properties in the street is built of redbrick with a pitched roof. The property appears to have some previous alterations made to the original house. It appears there is an existing two story side extension built of brick with a pitched roof. The building is not Listed and does not fall within a conservation area or in a flood zone.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the proposed part two story and part single story rear extension. The proposed rear extension would be full width with an overall depth of 4m. The roof on the two story extension would be pitched to match the existing house whereas the single story would have a flat roof.

Plans considered:

Drawing No. STA1001 - Existing Ground Floor Plan

Drawing No. STA1002 - Existing First Floor Plan

Drawing No. STA1003 - Proposed Ground Floor Plan

Drawing No. STA1004 - Proposed First Floor Plan

Drawing No. STA1005 - Existing and Proposed Front Elevations

Drawing No. STA1006 - Existing and Proposed Rear Elevations

Drawing No. STA1007 - Existing and Proposed Side Elevations

Drawing No. STA1008 - Existing and Proposed Side Elevations

Drawing No. STA1009 - Existing Site Plan

Drawing No. STA1010 - Proposed Site Plan

Drawing No. STA1011 - Proposed Block Plan & Location Plan

Received by the Local Planning Authority on 15th February 2022

3. RELEVANT PLANNING HISTORY

Planning application 201747 for a similar proposal was withdrawn by the agent on 20th July 2021. Whilst no other planning history relating to this property has been found in the Council records, a view of the site using google maps indicates that some previous alterations have been made to the original house. It appears the house has an existing two storey side extension.

4. CONSULTATIONS

4.1 The following addresses were consulted by letter.

36 Stanhope Road, Reading, RG2 7HN
40 Stanhope Road, Reading, RG2 7HN
40a Stanhope road, Reading, RG2 7HN

Letters of representation have been received and a summary of objections is as follows:

1. Detrimental impact on character and appearance
 - The proposed extension is too large, this would result in increased floor space of approximately 40 square meters
2. Harmful Impact on residential amenity
 - Loss of daylight and sunlight received by the neighbouring properties
 - Loss of privacy to the occupants of neighbouring dwelling houses as a result of the proposed first floor side facing bathroom window
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3. Drainage - the proposed extension could result in increased risk of flooding within neighbouring gardens - **The application site is not located within a flood zone or an area with potential for flooding therefore the proposal is not considered likely to cause any significant adverse flooding of neighbouring gardens.**
4. Increased security risk due to the rear garden at 38 Stanhope Road not being secure at present and the proposed side facing upper floor window - **An extension of this kind would unlikely cause any security risk.**
5. Hygiene issues - Increased generation of waste - **As a result of the proposed changes, the number of occupants would reduce and consequently the amount of waste generated.**
6. Parking - Increased number of bedrooms will result in more occupants and consequently increased pressure on street parking.
7. We did not receive any letter detailing this application from Reading Borough Council, and nor is there, nor has there been, any notice visible on the property. The owner has not discussed the proposed development with us. We only heard about the application when one of the neighbours mentioned it - **The Local Planning Authority sent consultation letters to the occupants of adjoining neighbouring properties on 17th February 2022.**
8. If planning permission is granted, a condition is put on this permission that no future HMO licence for the extended property will exceed the number of persons on the current HMO licence - **It is considered unlikely that a reduction in the number of bedrooms could result in increased number of occupants.**

***Planning Officer Comment:** Please refer to 'Appraisal Section' to see assessment of the proposed development in relation to the above concerns, if not responded to in bold type above.*

In addition to the above objections, the Local Planning Authority also received a comment in support of the proposal as follows:

1. It's my understanding from Vikram the plan is to make this into a family home and not a 'HMO hotel' as several residents have directly expressed to me; parking might actually be reduced if this is a family home and potentially add real value to Stanhope Road and Reading in general.

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)
TR3 (Access, Traffic and Highway-Related Matters)
TR5 (Car and Cycle Parking and Electric Vehicle Charging)

SPG/SPD

- A Design Guide to House Extensions SPG
- Revised Parking Standards and Design SPD

6. APPRAISAL

To determine whether the proposed extension is acceptable in planning terms, the application will be assessed in terms of character and appearance, residential amenity and impact on transport.

A. Character and appearance

The application site is a semidetached dwelling house located in a predominantly residential area. The wider area comprises of a variety of dwelling houses including flats. Many properties in the street are built of redbrick with pitched roofs and do have large back gardens. Some of the houses have a combination of redbrick and rendered exterior walls. Characteristic in the area are single and two story house extensions of various forms.

The application site is a two story semidetached dwelling house with a pitched roof. Like most properties in the area, the house is built of redbrick with pitched roof and has an existing large back garden. Some previous alterations to the original building have been made and the house appears to have an existing two story side extension.

The proposed alterations include a part two story and part single story rear extension with pitched and flat roofs respectively. In addition, an upper floor side facing bathroom window with obscured glazing would be introduced in the eastern elevation of the existing house. Two new roof lights would be introduced in the roof slope of the rear elevation. Exterior finishing materials would either match or complement those on the existing house. The proposed ground floor rear extension would be full width and would measure 12m wide and 4m deep from the existing rear wall. The proposed alterations in the rear elevation of the ground floor would introduce two sets of glazed double doors.

On top of the ground floor would be two separate extensions measuring approximately 3m and 3.6m wide respectively and 2m deep from the existing rear wall. These would be set away from the side elevations on both sides would have a separation gap of approximately 1.8m between them and thus would create a stepped profile. The proposed alterations would increase the space for the kitchen, living and dining rooms at ground floor level. However, there would be a reduction in the total number of bedrooms from the existing seven to five.

Whilst the proposed alterations in the rear elevation would result in a notable increase in the overall size of the existing house, the proposed additions to the existing house including the existing side extension are not considered to cause harm to the general character and appearance of the original house. The proposed rear extension would utilise design details and materials that are sympathetic to the original house.

The use of a stepped profile and a pitched roof on the first floor element of the proposed two story extension would allow the extension to remain subservient to the existing house and would not likely result in a material change in the character of the original house. As such the first floor element is not considered to cause harm to the general appearance of the existing house.

With regard to the proposed flat roof on the single story rear extension, there are a number of existing flat roofed extensions within the area as such an extension of this kind is not unconventional and is not considered to cause harm to the character of the host house and neighbouring properties. In addition, the proposed changes would be in the rear elevation and would not be visible to the public realm as such it is considered unlikely to cause harm to the outlook of the wider street.

In view of this, the proposed rear extension complies with Policies CC7 and H9 of the Reading Borough Plan 2019 and would be acceptable.

B. Residential Amenity

The proposed alterations in the rear elevation would introduce two new glazed double doors at ground floor level however no new views in the rear elevation would be created as a result of the proposed changes. Whilst a new obscured glazed side facing bathroom window would be introduced in the existing eastern elevation, this is considered unlikely to result in any harmful overlooking of neighbouring properties so as to invade the privacy of neighbouring occupants. The proposed side facing window would be located at an angle that would limit any potential overlooking of the conservatory at the adjoining

property at no. 36 Stanhope Road. There are no existing windows in the side elevation of the neighbour's property and does not appear to have any existing habitable rooms that could potentially be affected by the proposed side facing window. As such it is considered that the proposed alteration would not likely cause any harmful loss of privacy to the neighbour. However in order to ensure the amenities of the adjoining premises continue to be protected from overlooking and loss of privacy, the following conditions have been attached:

- The use of the roof of the ground floor extension as a balcony is restricted.
- Introduction of additional side facing upper floor windows without planning permission restricted.
- The proposed side facing bathroom window to be top openable only (above 1.7m minimum).

With regard to daylight and sunlight, due to the depth and massing of the proposed rear extension as well as the orientation of the host building and neighbouring properties (north facing rear elevations), it is considered unlikely that the proposal would have a significant adverse impact on the amount of daylight and sunlight enjoyed by neighbouring properties on both sides of the site.

In light of the above, it is concluded that the proposal would not have an unacceptable adverse impact on the living conditions of neighbouring occupants in respect of daylight, sunlight and privacy. The proposal therefore complies with Policy CC8 (Safeguarding amenity) of the Reading Borough Plan 2019

C. Transport

The Revised Parking Standards and Design SPD requires two off road car parking spaces to be provided for a 4+ bed dwelling property within zone 3. The proposal has made provisions for this as illustrated on the block plan drawing no. **STA1011**. As such the proposal complies with the relevant policies and is acceptable in transport terms.

7. **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 subject to conditions as attached.

8.0 **RECOMMENDATION**

Application Permitted

9.0 **CONDITIONS**

Time limit (standard)

Plans approved

Materials (As specified)

No new openings

Obscure glazing

Use of roof restricted

Vehicle parking (as specified)