

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 220500/HOU

Address: 11 Hogarth Avenue, Reading, RG30 4QW

Applicant: Mr Gordon Wylie

Proposal: Single storey side extension to create a secure storage area (retrospective)

Target date: 28/05/22

Case officer: Connie Davis

1. Site Description and Surrounding Area:

The proposal site is a detached bungalow located on Hogarth Avenue in Tilehurst. The property has an existing lean-to on the side of the property, accessed through a garage door. At the rear of the property, directly behind the lean-to there is an existing outbuilding. The property has a single storey flat roof extension at the rear forming a dining room, measuring approx. 3.2m in depth. Hogarth Avenue is a residential road characterised by bungalows, many of which have had alterations such as side and rear extensions. The property is not listed nor in a conservation area.

2. Proposal:

Planning permission is sought for a single storey flat roofed side extension. This would align with the existing front elevation of the property. This application follows permission being granted for a rear/ side wraparound extension which is being constructed. It would measure a depth of 2m, height of 2.6m and width of 2.5m. Materials have been selected to match the host property.

Plans/ Documents Considered:

WYLIE-0422-05 - Location Plan

WYLIE-0422-04 - Block Plan

WYLIE-0422-03 - Existing Plan & Elevations

WYLIE-0422-02 - Proposed Elevations

WYLIE-0422-01 - Proposed Ground Floor Plan

Application Form

Photographs

Received 2nd April 2022

3. Relevant Planning History:

220236/NMA - Non Material Amendment to Permitted application 211849 - Brick wall along side boundary and extension of flat roof - Application under consideration

211849/HOU - Single storey rear and side extension - Application Permitted

4. Consultation Responses:

4.1. Internal Consultees

None consulted.

4.2. External Consultation

The following addresses were formally consulted via letter on 11/14/2021:

9 and 15 Hogarth Avenue
12 and 14 Pentland Close

No representations have been received.

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)

CC7 Design and the Public Realm
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

H9 states: An extension to a house will be acceptable where it:

- A. Respects the character of the house in terms of scale, location, materials and design;

To assess this, the following has been considered - would the proposal:

- Detract from the appearance of the original building through the use of ill-matching materials and by not fitting in with the design, scale and proportions of the original building; **NO, the proposal is considered of an acceptable scale and siting in**

relation to the main property. Whilst it would result in a levelled front elevation, it is not considered that this results in an overly dominant proposal given modest alteration to the development that had previously been approved.

- Reduce the amount of usable amenity space for the property to an unacceptable degree; **NO**
 - Require the loss of trees in the garden or put significant trees at risk; **NO**
- B. 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;
- & C. Does not present an overbearing impact on neighbours or a large blank façade to public areas

To assess this, the following has been considered - would the proposal:

- Significantly reduce the amount of daylight and sunlight enjoyed by neighbouring properties; **NO**
 - Invade the privacy of neighbouring properties through overlooking from windows or balconies; **NO, although a condition will be applied to prevent the roof from being used as a balcony in the interest of neighbouring amenity.**
 - Detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **NO**
 - Detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **NO, materials are proposed to match the host dwelling.**
- D. Does not result in a loss of biodiversity within garden - **NO**
- E. Ancillary accommodation, such as granny annexes, will be acceptable where it would not be capable of operating as a separate dwelling which could be let or sold separately - **NO**

CC8: states: Development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of:

- Privacy and overlooking; **No**
- Access to sunlight and daylight; **No**
- Visual dominance and overbearing effects of a development; **No**
- Harm to outlook; **No**
- Noise and disturbance; **No**
- Artificial lighting; **No**
- Vibration; **No**
- Dust and fumes; **No**
- Smell; **No**

- Crime and safety; **No** or
- Wind, where the proposals involve new development of more than 8 storeys - **N/A**.

Other Matters

Previous planning permission

Whilst this application is only seeking permission for a single storey side extension (new covered area) the proposed plans indicate the rear/ side extension that has previously been approved (see planning history). Work on this extension is underway. For consistency, and given the extension is not fully complete (but is under construction), conditions attached to the previous permission will be attached to this permission. These included the standard conditions (time limit, approved plans, materials details), along with a condition restricting the use of the flat roof in the interest of neighbouring amenity.

RECOMMENDATION: GRANT PERMISSION

Conditions

1. Time Limit
2. Approved Plans
3. Materials as specified
4. No use of roof

Informatives

1. Terms
2. Building Control
3. Complaints about Construction
4. Encroachment
5. Positive and Proactive