

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Church

App Ref: 220622/HOU

Address: 33 Blagdon Road, Reading, RG2 7NT

Proposals: Part Ground Floor rear extension and Part First Floor Rear and side extension

Case Officer: Mrs Alison Amoah

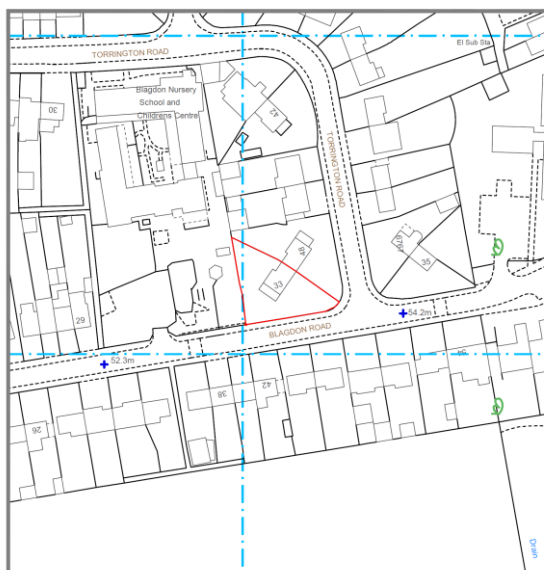
Applicant: Ms Maninderjit Kaur Jhand

Date received (valid from): 13 May 2022 **Target Decision date:** 4 November 2022

1. SITE DESCRIPTION

The application site is a two storey-semi-detached dwelling on the north side of Blagdon Road and to the east, and immediately adjacent to Blagdon Road Primary School in a largely residential area. It forms part of a large open corner plot as one of a distinctive pair of semis, with the houses sited facing the corner of Blagdon Road and Torrington Road.

The property has an existing timber built side extension.



Site visit date: 08/06/2022

Site visit photos:

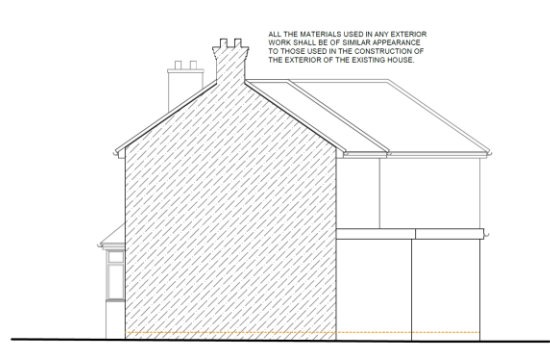


2. PROPOSAL AND SUPPORTING INFORMATION

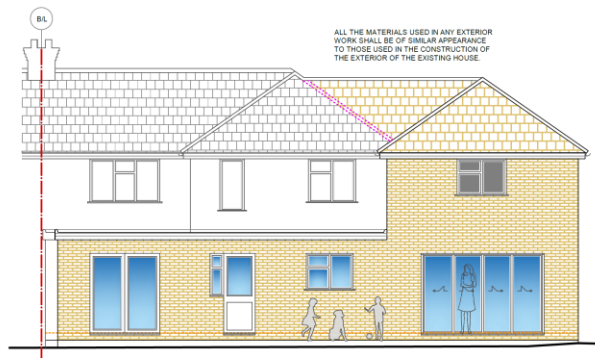
The proposal is for a part two storey and part single storey overall wrap around extension. The 2 storey element would be 4.33m wide to the front and 8.66m deep. The single storey element, closest to no. 48 Torrington Road, would be 8.4m wide and 3.47m deep, following the alignment of the slightly angled boundary between the site and no. 48. The roof form for the side extension would be pitched and hipped to match the existing dwelling and would be set down from the main roof. The extension would be set back at first floor level. The single storey extension would be flat roofed with roof lights. Materials would be to match existing.



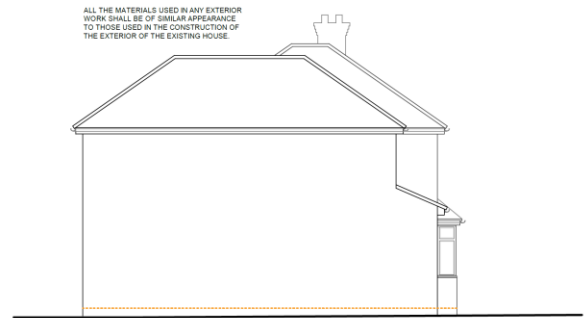
FRONT ELEVATION AS PROPOSED
33 BLAGDON ROAD, READING - RG2 7NT



FLANK SIDE ELEVATION AS EXISTING
33 BLAGDON ROAD, READING - RG2 7NT

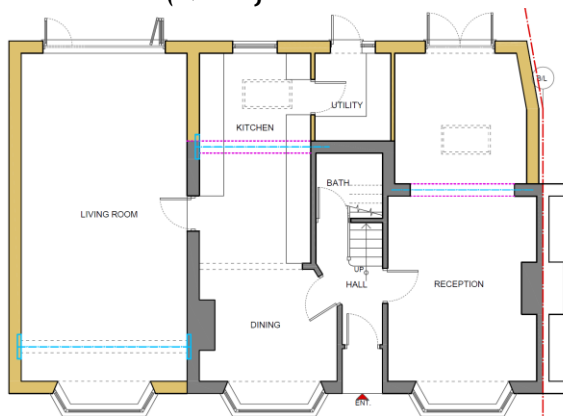


REAR ELEVATION AS PROPOSED
33 BLAGDON ROAD, READING - RG2 7NT

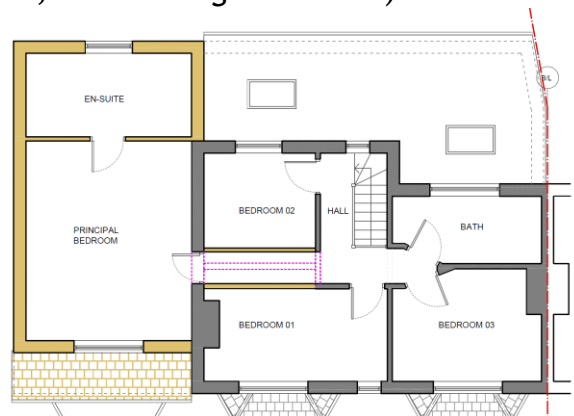


SIDE ELEVATION AS PROPOSED
33 BLAGDON ROAD, READING - RG2 7NT

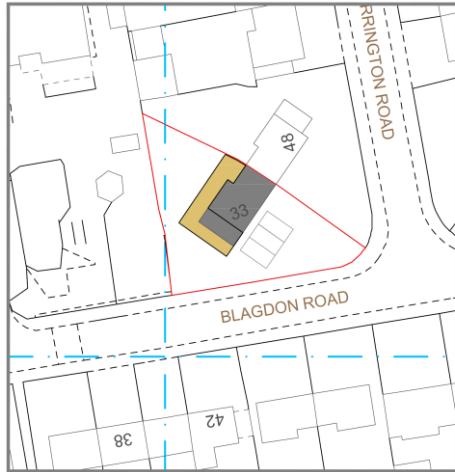
(Note flank side elevation is proposed, not existing as marked)



GROUND FLOOR PLAN AS PROPOSED
33 BLAGDON ROAD, READING, BERKS - RG2 7NT



FIRST FLOOR PLAN AS PROPOSED
33 BLAGDON ROAD, READING, BERKS - RG2 7NT



Plans considered:

As received 27th April 2022:

- Location and Site Plan - Drawing no: PL/A590/06
- Existing Elevations - Drawing no: PL/A590/04
- Existing Ground and First Floor Plans - Drawing no: PL/A590/01
- Existing and Proposed Roof Plans - Drawing no: PL/A590/03
- Proposed Elevations - Drawing no: PL/A590/05
- Proposed Ground and First Floor Plans - Drawing no: PL/A590/02

Other information received 3rd October 2022:

Preliminary Ecological Appraisal (Bats), dated 3/10/22, by Urban Tree Experts, document ref: SPH/ET/PEA-22/22.09

3. RELEVANT PLANNING HISTORY

02/01293/FUL (021455) - Conversion of existing dwelling to provide two self-contained one bedroom units - Refused 31/12/2002

06/0113/FUL (061025) - Conversion and extension of existing house to form 3 flats - Refused 14/11/2006

4. CONSULTATIONS

The following addresses were consulted by letter and no comments were received:

Blagdon Road Nursery School, Blagdon Road, Reading, RG2 7NT
48 Torrington Road, Reading, RG2 7NU

Ecology: A bat survey was requested as the property is a large house near to the Cowsey and may have features suitable for use by roosting bats.

Further to the submission of a Preliminary Ecological Appraisal Ecology confirmed that it had been undertaken to an appropriate standard and that as it concludes that the risk of bats being affected by the proposals is minima there are no objections to this application on ecology grounds.

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)

EN12 (Biodiversity and the Green Network)

EN14 (Trees, Hedges and Woodlands)

SPD

Design Guide to House Extensions (2021)

6. APPRAISAL

Character and Appearance

Policy H9 states that an extension to a house will be acceptable where it respects the character of the house in terms of scale, location, materials and design and respects the character and pattern of neighbouring properties and the street as a whole in terms of scale, location, materials and design, and any important existing building line. Policy CC7 also sets out relevant considerations for design.

The proposed extension, although relatively large overall would be set back and set down and would appear subservient to the host dwelling, and at a width of ca half the width of the host dwelling. It would include a bay window to the front and a roof form of the two storey side extension, which would respect the existing roof, such that it is not considered that it would not have a detrimental effect on the overall character and appearance of the house or the wider area. Although there would be a flat roof element to the single storey this would be to the rear and not easily visible from the public realm.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. Policy H10 seeks to ensure that the amenity of gardens and other outdoor areas are not compromised. Policy CC8 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, and of specific relevance in this case this means not being harmful with respect to:

- *Privacy and overlooking* - There would be no loss of privacy or additional overlooking compared to the existing dwelling;
- *Overbearing effects* - The single storey element closest to no 48 Torrington Road would be 3.47m deep at a height of 2.85m. This would accord with the guidance within the SPD and it is not considered that this would cause any such effects.
- *Sunlight and daylight* - There would be no significant detrimental effect on the neighbour's daylight and sunlight with respect to the extension closest to their windows serving habitable room.

With respect to the occupants of the proposed extensions the overall layout and window provision would be sufficient to ensure a good level of daylight and sunlight within the proposed rooms.

A sufficient area of garden would remain.

Trees

The relevant Policies are CC7 and EN14 of the Reading Borough Local Plan 2019. There are trees along the boundary, but within the adjacent school plot. It is considered that these are of sufficient distance from the proposed extension, and having liaised with the Tree Officer, of limited scale or significance, to not be detrimentally effected.

Ecology

The relevant policies H9 and EN12 of the Reading Borough Local Plan 2019. As stated above there is no objection from Ecology following the submission of a Preliminary Ecological Appraisal (Bats).

7. CONCLUSION

The proposed development has been assessed as set out above and is considered to be acceptable on that basis, subject to the following conditions.

8. RECOMMENDATION

Application Permitted

Recommended Conditions:

Time Limit - 3 years

Approved Plans

Materials to match