

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Norcot

App Ref: 220151/HOU

Address: 144 Dee Road, Tilehurst, Reading, RG30 4BT

Proposals: Two storey side extension and dormer roof extension and gym room (outbuilding)

Case Officer: Beatrice Malama

Applicant: Ms. Shaheen Sharif

Date received (valid from): 2 February 2022 **Agreed Decision date:** 27 June 2022

1. INTRODUCTION

The application site is a two story semi-detached dwelling house located at the junction of Dee Road and Amblecote Road. The area is predominantly residential with a mixture of semi-detached and terraced properties. To the front of the application site across Dee road is Royal Berkshire Fire Station. Most properties in the area are built of brick with pitched roofs. The area is characterised by different kinds and sizes of extensions to original buildings.

The application site like many properties in the area is built of brick with a pitched roof. It is one of the semi-detached houses located on the south eastern side of Dee Road with a uniform design. Semidetached properties on this side of the road are linked by existing attached garages. Unlike many properties in the area, no previous alterations have been made to the original house.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for a two storey side extension, a rear dormer roof extension and a gym room (outbuilding) at the end of the rear garden. The proposed works would include the demolition of an existing attached garage to allow for the construction of a two story side extension. Revised plans have been submitted to include a 0.5m set back front the front and 0.5m roof set down from the existing main roof. The proposed gym room would measure approximately 3.6m deep, 7.7m wide and 3m high. Exterior finishing materials to match the existing building.

Plans considered:

Drawing No: PL-001 -Rev P1 - Location Plan/Site Plan, Proposed Gym Room (outbuilding) Floor Plan and Elevations

Drawing No: PL-002 - Existing Ground and First Floor Plans and Existing Elevations

Drawing No: PL-003 - Rev P1 - Proposed Plans and Elevations

Received by Local planning Authority on 18th May 2022.

3. RELEVANT PLANNING HISTORY

No planning history

4. CONSULTATIONS

4.1 The following addresses were consulted by letter on 9th February 2022.

3 Amblecote Road, Tilehurst, Reading, RG30 4BS
142 Dee Road, Tilehurst, Reading, RG30 4BT
146 Dee Road, Tilehurst, Reading, RG30 4BT
1 Amblecote Road, Tilehurst, Reading, RG30 4BS

No letters of representation have been received.

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)
TR5 (Car and Cycle Parking and Electric Vehicle Charging)

SPG/SPD

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

6. APPRAISAL

The proposal is assessed in terms of Character and Appearance, Residential Amenity and Transport.

6.1 Character and Appearance

The proposal includes the demolition of the existing attached garage and construction of a two story side extension, rear dormer extension and a single story gym room (out building). The proposed side extension would be built of brick with a pitched roof to match the original building. Windows and doors would match the existing. The proposed side extension would be

set back from the front by 0.5m, set down from the original roof ridgeline by 0.5m and would be set away from the boundary by approximately 0.3m. As a result of the proposed two story side extension, the existing side windows would be lost.

The proposed gym room (outbuilding) would be of brick with a flat roof. It would be set away from the property boundary to the rear by approximately 0.5m. The proposed rear dormer would have a flat roof.

Due to the design of the proposed two storey side extension including the setting back and down and use of a pitched roof, the proposed side extension would continue to be subservient to the original building and thus the primary character of the original house would be retained. In addition, the proposed side extension would utilise matching exterior finishes and windows would be designed to match those on the original house and would be well aligned with the existing thus allowing the character to be retained. Therefore, it is considered unlikely that the proposed extension would cause harm to the character and appearance of the original house and surrounding properties. Likewise the development is considered unlikely to harm the outlook of the street scene.

Whilst the proposed gym room (outbuilding) and rear roof dormer would have flat roof, it is considered unlikely that this would have a detrimental impact on the character of the existing house and wider area. Although the rear roof dormer would be visible from Amblecote Road, due to its size, it is unlikely to cause harm to the outlook of the wider area.

Overall, the proposed development is not considered to harm the character and appearance of the existing house and surrounding properties nor would it have a detrimental impact on the character of the wider area. The proposal therefore complies with Policies CC7 and H9 of the Reading Borough Local Plan (2019).

6.2 Residential Amenity

The proposed two story side extension would be set away from the property boundary with 146 Dee Road. As a result of the side extension, four existing windows in the side elevation would be lost. No new side openings have been proposed as part of this proposal. The proposed outbuilding would be single story.

To assess the impact of the proposed development on existing and future occupants of the host house and surrounding properties, the following is considered:

6.2.1 Privacy and overlooking

The two story side extension would not have any openings in the side elevation. The proposed outbuilding is single story. There is an existing boundary fencing on all the three sides of the rear garden. The proposed development therefore would not result in any overlooking and loss of privacy to the occupants of neighbouring properties.

6.2.2 Access to sunlight and daylight

The proposed two story side extension would be set away from the north eastern boundary by approximately 0.3m. The host building and the adjoining neighbouring properties have North west facing front elevation and south east facing rear elevations. Due to the orientation of existing buildings and the relationship between the site and the adjoining property at 146 Dee Road, it is considered unlikely that the new side extension would cause a significant loss of

natural light accessed by the neighbouring property. In addition, the proposal would not likely result in any harmful levels of shadowing.

6.2.3 Amount of usable amenity space

The existing rear garden measures approximately 112 square metres. The proposed outbuilding would be approximately 28 square metres. As such the amount of usable amenity space for the property is considered not to reduce to an unacceptable degree.

In light of the above, the proposed development is considered not to have a detrimental impact on the living conditions of current and future occupants/users of the host property and immediate neighbouring properties. The proposal therefore complies with Policy CC8 of the Reading Borough Local Plan (2019).

6.3 Transport

The Revised Parking Standards and Design SPD requires that a 4+ bed dwelling house in Zone 3 provides for two off road parking spaces. Although the proposal would result in the loss of the garage, the property has an existing driveway with adequate space for parking two vehicles as shown in the photo below.



Figure 1: Existing frontage including the driveway

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.

8.0 RECOMMENDATION

GRANT

CONDITIONS

- Time Limit (Standard)
- Approved Plans
- Materials (To Match)
- No New Openings
- Ancillary Domestic Use