

## **DELEGATED HOUSEHOLDER APPLICATION REPORT**

**Application No:** 211905

**Address:** 557 Basingstoke Road, Reading RG2 0SH

**Applicant:** Mr M Ali

**Proposal:** Revised Proposals for the Single storey side extension with part double and part single storey rear extensions, new dormer to front elevation. (Revised proposals to 1<sup>st</sup> floor following approval of planning application referenced 200899)

**Target date:** 19/01/2022

**Case officer:** Marcelina Rejwerska

### **1. Site Description and Surrounding Area:**

The proposal site is an end-of-terrace residential dwelling located on the eastern side of Basingstoke Road. Moderate gardens ensure separation from adjacent sites to the rear. The site is opposite Whitley Wood Recreation Ground. The property is not listed nor in a conservation area.

### **2. Proposal:**

Planning permission is sought for revised proposals to previously approved application 200899 to amend the first floor rear extension. The revisions include enlargement of the approved first floor rear extension to accommodate an additional ensuite to the new rear master bedroom. The approved proposals for the first floor rear extension measure approx 4.77m in width to align the with side elevation, leaving a gap of 2.52m between the adjoining no. 555 Basingstoke Road. The approved proposals measure approx 3.02m in depth. The revised proposal submitted includes an enlarged width to 7.03m, to project 1.29m from the side elevation, and a reduced gap to 1.54m between the adjoining neighbouring property. The depth of the side projection measures 4m in depth, while the main extension measures 3.7m. The extension on the side of the adjoining neighbour has been angled. The revised proposed first floor extension would include an additional window at the front elevation of the element which extends beyond the rear elevation, as well as additional obscure-glazed window at the rear.

#### **2.1. Plans Considered:**

Block Plan BR557-001 Rev A

Location Plan BR557-002 Rev A

Existing GF Plan BR557-003 Rev A

Existing FF Plan BR557-004 Rev A

Existing Roof Plan BR557-005 Rev A

Proposed Plans GF BR557-010 Rev A

Proposed Plans FF BR557-011 Rev B

Proposed Plans Loft BR557-012 Rev B

Proposed Plans Roof BR557-013 Rev A

Received 25/11/2021.

### **3. Relevant Planning History:**

181950 - Proposed part single part two storey side and rear extension with loft conversion - Application Withdrawn

200899 - Proposed Single storey side extension with part double and part single storey rear extensions, new dormer to front elevation. - Application Permitted on 6/1/2021.

#### **4. Consultation Responses:**

##### **4.1. Internal Consultees**

None consulted.

##### **4.2. External Consultation**

The following addresses were formally consulted via letter on 2/12/2021:

6, 8 Exeter Court

69 Ambrook Road

555, 559 Basingstoke Road

No responses received.

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

#### **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)**

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*
  - The revised proposals include a modest projection beyond the side elevation, which is considered acceptable in terms of scale. The increase in width towards the neighbouring no.555 reduces the gap between the properties, however the extension has been angled away to reduce risk of overshadowing or appearing overbearing, which is considered acceptable.
  - The increase in depth is considered acceptable in the context of the depth of the approved ground floor extension directly below.
  - No change to proposed materials.
- *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 revisions are considered modest and therefore acceptable. The angled design of the extension reduces any risk of the extension being overbearing to the adjoining neighbouring property.

## **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
  - New window at the rear elevation will be obscure-glazed. The new window at the front elevation will not create any new views and therefore is not considered to pose risk of overlooking or loss of privacy.
- Access to sunlight and daylight
  - No identified risk of overshadowing.
- Visual dominance and overbearing effects of a development
- Harm to outlook
  - The revised proposal is considered acceptable and therefore not considered to pose risk of harm to outlook to the dwelling or the wider street scene.

## **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

## **Informatives**