

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Redlands

App Ref: 211959/HOU

Address: 27 Newcastle Road, Reading, RG2 7TN

Proposals: Erection of single storey and two storey rear extensions plus new rooflight and second floor window to front

Case Officer: Nathalie Weekes

Date received (valid from): 6 December 2021

Extended Target Decision date: 1 March 2022

PROPOSAL AND SUPPORTING INFORMATION

The application site is a three storey semi-detached property with original decorative brickwork and features and a long back garden. The property is currently in C3 Residential use. The surrounding area is predominantly residential with Cintra park to the rear.

The property is not in an article 4 area or a conservation area and it is not a listed building.

Due to extenuating circumstances a site visit could not be conducted and the agent submitted photos of the site for consideration.

The proposal is for a part single storey, part two storey rear extension, with a new rooflight and second floor window to the front elevation. The depth of the proposed two storey rear element approximately 1.85m in depth, 5.45m to the eaves and 2.18m in width, extending the side elevation and set down from the existing ridgeline by 2m. The rear single storey extension measures approximately 2.6m in depth, 3.44m in width and 2.45m to the eaves.

The application form states the materials will consist of brick and slate roof tiles, with materials to match the existing property. Two parking spaces are proposed to the front of the property.

Plans considered:

648/001 Site Location Plan

648/005 Existing Site Plan

648/010 Existing Floor Plans

648/020 Existing Elevations

CIL

As received 7 December 2021

648/100 Rev A Proposed Floor Plans

648/050 Rev A Proposed Site Plan

648/200 Rev A Proposed Elevations

As received 17 February 2022

PLANNING HISTORY

210127 Erection of single storey rear extension and rear dormer window to create an 8 person HMO (sui generis). Refused 28 June 2021

CONSULTATIONS

Transport

There are no transport objections to this application as the property will widen the driveway to provide parking for 2 vehicles at the front of the site. However, in order to facilitate the proposed parking layout, the access will need to be modified which has not been illustrated. Therefore, appropriate conditions are required to ensure that full details of the

vehicle access serving the development are submitted. It should be noted that all costs associated with such work to be charged to the vehicle crossing applicant.

Therefore, there are no transport objections subject to the conditions and informatives below relating to access and parking layout;

DC4 VEHICULAR ACCESS (TO BE APPROVED)

IF3 Highways

I29 Access construction

Public consultations:

A site notice was displayed at the property and the following addresses were consulted by letter.

20 Newcastle Road, Reading, RG2 7TR

25 Newcastle Road, Reading, RG2 7TN

29 Newcastle Road, Reading, RG2 7TN

One observation has been received with concerns that the proposed development is for a multiple occupancy house putting additional pressure on the road, parking and access. *Case officer comment: the current application is for a residential C3 extension. Any proposed future change of use would require an HMO licence and also may require planning permission.*

Communication with agent:

Amended plans were submitted illustrating the impact of the development on neighbouring properties. The agent agreed to a pre- commencement condition for vehicular access.

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.

RELEVANT PLANNING POLICY & GUIDANCE

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with policies in 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 current development plan is:

Reading Borough Local Plan (2019)

CC1 (Presumption in Favour of Sustainable Development)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

H9 (House Extensions and Ancillary Accommodation)

SPG/SPD

- A Design Guide to House Extensions SPG (2021)

ASSESSMENT

The rear extension will not be visible from within the public realm and is set back from 25 Newcastle Road. Plans demonstrate 45 degree angle with adjacent neighbouring windows to the rear.

Due to the proposed depth, the proposed two storey extension will be less overbearing on the neighbouring property and would not lead to a significant detrimental impact on daylight and sunlight.

The addition of a window in the second floor front elevation is included in the application but changes to windows would normally be permitted development and as such is of limited relevance to this decision.

A condition relating to vehicular access is proposed in the interests of road safety and in accordance with Policy TR1 and TR3 of the Reading Local Plan 2019.

The proposed development would not be harmful to the character or appearance of the site or its surroundings and would not have a detrimental impact on the amenities of the original building or those of neighbouring properties. As such the proposal is found to be in accordance with Policies CC7 (Design and the Public Realm), CC8 (Safeguarding amenity) and H9 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) and the Council's Supplementary Planning Guidance "A Design Guide to House Extensions" (2021).

RECOMMENDATION:

Grant