

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 220293

Address: 61 Elmstone Drive, Tilehurst RG31 5NS

Applicant: Mr Mohamad Rafique

Proposal: Part ground floor rear extension and part first floor rear extension

Target date: 21/04/2022

Case officer: Marcelina Rejwerska

1. Site Description and Surrounding Area:

The proposal site is a two-storey semi-detached dwelling on Elmstone Drive in Tilehurst. The property is set back from the road with a paved driveway at the front of the property. At the rear, the property has an existing single storey flat roof rear element which extends approx 3.65m away from the main dwelling and stretches across the width of the main dwelling. Elmstone Drive is a residential road characterised by semi-detached dwellings which are similar in character but have also had various alterations and extensions. The property is not listed nor in a conservation area.

2. Proposal:

Planning permission is sought for a ground floor single storey extension onto the existing ground floor single storey element. The proposed extension will measure 0.9m and align with the ground floor rear element of the adjoining 59 Elmstone Drive. The roof will be altered from a flat roof to a pitched roof to match the main dwelling. Proposed materials will match the existing.

The application also includes the previously approved part first floor rear extension to mirror the adjoining 59 Elmstone Drive first floor element. This proposed extension will measure 2.15m in depth and 5.8m in width across the main dwelling. The proposed extension will have a pitched roof set down from the main ridge, and all materials to match existing. The proposal will also include two new windows.

2.1. Plans Considered:

PL/A577/105 Location and Block Plan

PL/A577/104 Proposed Elevations

PL/A577/103 Existing Elevations

PL/A577/101 Existing and Proposed Ground Floor

PL/A577/102 Existing and Proposed First Floor

Received 01/03/2022

3. Relevant Planning History:

090269 - Proposed erection of fencing and brickwall around curtilage and front

Canopy - Application Refused on 11/6/2009

101452 - Proposed Canopy (resubmission of application 09/00552/FUL) - Application Permitted on 13/5/2010

211891 - Part first floor rear extension - Application Permitted on 27/01/2022

4. Consultation Responses:

4.1. Internal Consultees

None consulted.

4.2. External Consultation

The following addresses were formally consulted via letter on
42, 43 Beverley Road
58, 63 Elmstone Drive

1 objection received citing concerns regarding overshadowing and loss of privacy from new windows - reasons for approval have been justified within this report.

In addition, a site notice was displayed on site by the applicant.

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

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 proposed ground floor single storey extension increases the total depth of the single storey ground floor element to 4.33m; although this is more than the recommended 4m in the Design Guide SPD, this is considered acceptable due to its location and minimal impact on the amenity on neighbouring properties as well as no considerable harm to the character of the main dwelling or the wider street.
 - The alteration from a flat roof to a pitched roof will improve the outlook of the property.
 - The first floor extension is considered acceptable in terms of scale; it will not extend beyond the existing single storey rear element and is proportional to the rest of the property.
 - All materials will match the existing, which is considered acceptable.
 - The proposed pitched roof will match the existing and the roof of the first floor element will be set down from the ridge of the main dwelling roof, which is considered acceptable.
- *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 proposal is considered acceptable in terms of scale and design. The proposal will mirror the same style element on the adjoining no. 59 Elmstone Drive and will therefore enhance the character of the property.
 - Rear extensions are generally common on Elmstone Drive, and therefore this proposal will not appear out of place.

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 windows will not create any new views and are therefore not considered to pose a risk of overlooking.
- Access to sunlight and daylight
 - No identified risk of overshadowing.
 - No identified risk of overshadowing. There is adequate spacing between the neighbouring no. 63 to prevent risk of overshadowing.
- Visual dominance and overbearing effects of a development
- Harm to outlook
 - The proposal is considered acceptable in terms of size and scale and therefore does not pose a risk to outlook of the street.

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

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Informatives