

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Church

App Ref: 221021/HOU

Address: 6 Cressingham Road, Reading, RG2 7JE

Proposals: Proposed Single-storey rear extension, garage conversion with a new pitched roof.

Case Officer: Beatrice Malama

Applicant: SK Design consultants

Date received (valid from): 12 July 2022 **Agreed Decision date:** 2 November 2022

1. SITE DESCRIPTION

The site is a single storey detached house located in an area of mixed land uses. Surrounding the application site is a two storey semi-detached dwelling house to the west, the Scout and Guide Headquarters building to the north and Tyndale Baptist Church to the east. Part of the site's boundary to the east is shared with an enclosed substation. The property is not listed and does not fall within a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning application 210472 / HOU for a single-storey rear extension, garage conversion and widening of an existing dropped kerb was approved on 20th May 2021. The permitted single storey and garage conversion had a flat roof.

This application seeks permission for a similar development but with some variations from the previously permitted development. The single storey rear extension would be 6.9m wide an increase from 4.1m. Both the rear extension and converted garage would have a part pitched roof instead of a flat roof resulting in an increase in overall height by 1.6m. Exterior walls would be of brick to match the existing house with windows and doors designed to match those on the original house.

Plans considered:

Drawing No. P1331-01 - Location and Block Plans

Drawing No. P1331-02 - Existing Plans and Elevations

Drawing No. P1331-03 - Proposed Plans and Elevations

Received on 13 July 2022

3. RELEVANT PLANNING HISTORY

210472 / HOU - Proposed single-storey rear extension, garage conversion and widening of an existing dropped kerb - Application - 20/ 5/2021

4. CONSULTATIONS

Internal consultation

RBC Transport and Development Control comment - The loss of the garage will result in the loss of a parking space. Submitted Location Plan P1331-01 illustrates 2 vehicles on the front drive which conforms to the Councils current Parking Standards and Design SPD. No changes to the existing dropped crossing is proposed. There are no Transport objections to this application.

RBC Ecology - The Bat Survey report (Chase Ecology, 19 October 2022, ref: CE4047) was submitted by the agent on 21st October 2022 as requested. The Reading Borough Ecologist confirmed that the bat survey had been undertaken to an appropriate standard and concluded

that the risk of bats being affected by the proposals is minimal as such there are no objections to the application on Ecological grounds.

Public Consultation

The following addresses were consulted by letter.

2-4 Cressingham Road, Reading, Berkshire, RG2 7JE
8 Cressingham Road, Reading, RG2 7JE
3 Cressingham Road, Reading, RG2 7RS
163 Northcourt Avenue, Reading, RG2 7HG

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)
TR3 (Access Traffic and Highway-related Matters)
EN12 (Biodiversity and the Green Network)

SPG/SPD

A Design Guide to House Extensions SPG
Revised Parking Standards and Design SPD 2011

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 development retains the design and style of the existing house with exterior finishing materials to match. Since the proposal would retain the character of the existing house and would not extend beyond the existing building line to the front and side elevations, it would be considered unlikely to cause harm to the character and pattern of the existing house and the appearance of the street scene. Although the roof height of the converted garage would be higher than the existing, given the pitched nature of the roof, the proposal would not adversely impact on the appearance of the house and the street. The proposal therefore does not harm the character or appearance of the existing house nor have a detrimental impact on the wider area and as such would comply with the above policies.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. 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.

The proposed development would be single storey like the rest of the house and the overall height of the new development would be lower than the existing house.

As the proposal is single story there would be no overlooking of neighbouring houses therefore the extension is unlikely to cause loss of privacy to the neighbour. In addition, the new development is unlikely to result in harmful levels of overshadowing of the neighbouring property or significant loss of natural light to cause harm to the living conditions of neighbouring occupants as the only window to the side of the neighbouring property would not appear to serve a habitable room. Furthermore, there would not be any overbearing impact on the neighbouring house and the street scene as the proposal would retain the style and design of the existing house. The adjoining property west of the site is a two storey semidetached dwelling house and given that the host house would continue to be single storey, it is not considered likely that the relationship between neighbouring dwelling houses would significantly change. The proposal therefore is not considered to cause harm to the living conditions of neighbouring occupants as such the proposal complies with policies CC8 and H9

Policy H10 seeks to ensure that the amenity of gardens and other outdoor areas are not compromised. Given the existing of the proposed development and the remaining garden space, the amenity of gardens and other outdoor areas would not be compromised as such the new development would comply with the policy.

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:

1. Time Limit (Standard) TL1
2. Approved Plans Ap1

3. Materials (As Specified) M3
4. Vehicle Parking (As Specified)

Informatives

IF3 Highways