

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 211734

Address: 78 Northcourt Avenue, Reading RG2 7HQ

Applicant: Joseph Roger and Silvia Watts

Proposal: Single storey rear extension to include fenestration changes

Target date: 14/01/2022 (extended)

Case officer: Marcelina Rejwerska

1. Site Description and Surrounding Area:

The proposal site is two-storey semi-detached dwelling located on Northcourt Avenue. The property benefits from an adjoining flat roof garage. At the rear, the property has an existing glass lean-to and a generous garden. Northcourt Avenue is a tree-lined residential road where properties vary widely in design. This section of Northcourt Avenue is characterised by semi-detached properties finished in brickwork at ground floor level and render on first floor. The property is not listed nor in a conservation area.

2. Proposal:

Planning permission is sought for a single storey rear extension to replace the existing lean-to. The proposed extension would measure 3.5m in depth and will be set 0.6m away from the boundary with the adjoining property. Finished in render and brickwork to match the main dwelling, the extension would have bifold doors and a flat roof with two roof lanterns. The total height of the proposed extension would be 3.3m.

2.1. Plans Considered:

Existing Elevations

Existing Plan

Existing Roof Plan

Received 22/10/2021

Drawing 005B Rev.01 Proposed Elevations

Drawing 004B Rev.01 Proposed Floor Plans

Drawing 007 Rev.00 Site Location and Block Plan

Received 30/12/2021

3. Relevant Planning History:

None.

4. Consultation Responses:

4.1. Internal Consultees

None.

4.2. External Consultation

The following addresses were formally consulted via letter on 28/10/2021:

76, 78a, 80 Northcourt Avenue

4 Millington Close

No responses received.

In addition, a site notice was displayed between 30/10/2021 - 20/11/2021.

5. Discussions with applicant/agent

20/12/2021 - Agent supplied amended plans to show proposal stepped away from property boundary at Officer's request.

30/12/2021 - Final revised drawings submitted by agent.

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 proposal is considered subservient to the main dwelling due to its size and scale, and therefore acceptable.
 - The total height of the proposed extension will exceed the height of the existing lean-to, the application has been amended to create a distance of 0.6m away from the adjoining property to reduce the proposal appearing overbearing and is therefore considered acceptable.

- Proposed materials will match the existing brickwork from ground floor level at the side elevations of the proposed extension and render to match the first floor at the rear facing elevation of the proposed extension. This will complement the main dwelling.
- A condition is recommended to restrict the use of the proposed flat roof.
- *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 situated at the rear of the property and therefore will not affect the wider street scene.
 - Properties on Northcourt Avenue vary widely in terms of design; therefore, this proposal is not considered harmful to the wider character of the properties on this street.
- *Does not result in a loss of biodiversity within gardens.*
 - Proposal is unlikely to have a significant impact on biodiversity within rear garden.

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
- Access to sunlight and daylight
 - The proposal has been stepped away from the property boundary by 0.6m to reduce any risk of overshadowing to the adjoining neighbour.
- Visual dominance and overbearing effects of a development
- Harm to outlook
 - By virtue of its considered subservient and modest in height and scale, the proposed rear extension is considered not to have a detrimental impact to the living conditions of neighbouring properties.

8.3.Private and Communal Outdoor Space

This proposal has also been assessed against Reading Borough Local Plan policy H10: Private and Communal Outdoor Space, which states that:

- *Usable outdoor space for houses should be no less than the gross floor area of the dwelling to which it relates.*
 - It is considered that this proposal will not represent an unacceptable loss in private outdoor space.

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

PD5

Informatives