

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Norcot

App Ref: 220825/HOU

Address: 3 Cockney Hill, Tilehurst, Reading, RG30 4HF

Proposals: Single Storey Side and Rear plus Two Storey Rear Extension

Case Officer: Marcie Rejwerska

Applicant: Mr & Mrs Liam Phillips

Date received (valid from): 6 June 2022 **Target Decision date:** 2 November 2022 (ext.)

1. SITE DESCRIPTION

The application site is a two storey detached dwelling on Cockney Hill in Tilehurst. The property is set back from the road by way of a gravel driveway. At the rear of the property there is an existing outbuilding which was likely converted from a garage under permitted development. The property is L-shaped at the rear with a two-storey element which extends into the rear garden. Cockney Hill is a residential road comprised of detached properties in varied character and style. Properties 1-5 on Cockney Hill are identical in design. The property is not listed nor in a conservation area. There is a protected Scots pine tree (TPO 3/04) in the rear garden of no.5 Cockney Hill which is on the boundary with the application site.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a wraparound single storey extension and a two-storey rear extension. The proposed two-storey extension will infill the rear elevation and measure 4.55m in width and 4.12m in depth to align with the existing two-storey L-shaped element at the rear. The proposed two-storey extension will have a gable roof to match the existing, which is set down from the ridge of the main dwelling, and will have matching hanging tiles to match the existing.

The proposed wraparound extension measures 2.29m in width at the side of the property, leaving a distance between the proposed extension and the property boundary of approx. 1m. The extension is set back from the front elevation by 1.2m and includes an open front porch. At the rear, the proposed extension measures 2.9m in depth from the infilled rear elevation, requiring the removal of the existing outbuilding.

The proposed wraparound extension will have a pitched roof at the side of the property and a flat roof at the side and rear.

The proposal has been scaled down from the original proposal which included a larger wraparound extension.

Plans considered

3CH.MP01 Rev.A Existing plans and elevations
Tree Report, Arboricultural Method Statement

Received 6/10/2022

3CH.MP02 Rev.C Proposed plans and elevations

Received 21/10/2022

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

Internal consultation:

Trees -

External consultation:

The following addresses were consulted by letter.

1 Cockney Hill, Tilehurst, Reading, Berkshire, RG30 4HF

5 Cockney Hill, Tilehurst, Reading, RG30 4HF

8 Usk Road, Tilehurst, Reading, RG30 4HG

10 Usk Road, Tilehurst, Reading, RG30 4HG

Letters of representation have been received as follows:

1 objection citing concerns of visual dominance and scale.

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)

SPG/SPD

A Design Guide to House Extensions SPG

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 extensions are a large addition to the main dwelling, however majority of the bulk is limited to the rear of the property and will not be visible from the street. As such, the proposed extensions do not pose a risk of harm to the character of the street nor the main dwelling. Nos. 1 and 5 have side and/or rear extensions, and properties on Cockney Hill vary widely in terms of size and character. The proposal is therefore not considered out of character for its location. The proposal has also been scaled down to set the side extension away from the property boundary with no.1, and reduce the depth of the proposed single storey rear extension to avoid the Root Protection Area of the TPO tree located at the neighbouring no.5 Cockney Hill. The proposed materials will match the existing dwelling; the proposal is considered acceptable in terms of design. The proposed fenestration respects the main dwelling.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. Policy H10 seeks to ensure that the amenity of gardens and other outdoor areas are not compromised. 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.

- Privacy and overlooking;
 - No identified risk, there are no proposed side elevation windows, the proposed new rear elevation windows are not considered to pose a risk of overlooking.
- Overbearing effects;
 - The proposed development has been scaled down and there is sufficient space between the neighbouring properties to mitigate any concern of visual dominance.
- Sunlight and daylight;
 - No identified risk of overshadowing.

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:

TL1

AP1

M1

L7A

EXISTING OUTBUILDING TO BE REMOVED