

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Kentwood

App Ref: 211227/HOU

Address: 5 Western Oaks, Tilehurst, Reading, RG31 6JE

Proposals: Side extension at first floor level, single storey rear extension and garage conversion.

Case Officer: Mr David Brett

Applicant: Mrs A Small

Date received (valid from): 27/07/2021

Target Decision date: 21/09/2021

1. INTRODUCTION

The proposal site a two-storey detached dwelling located on Western Oaks, which is a small cul-de-sac in Tilehurst. The surrounding area is considered predominantly residential with similarly designed two-storey detached and semi-detached dwellings.

An unaccompanied site visit for this application was performed on 02/09/2021, with the proposal site and the surrounding area viewed from the highway.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks the following:

- Ground floor extensions.
- Garage conversion.
- First floor side and rear extension.

Plans considered:

- Location Plan
- Site / Block Plan - ES10
- Existing Ground Floor Layout - ES11
- Existing First Floor Layout - ES12
- Existing Elevations - ES13
- Proposed Ground Floor Layout - ES14
- Proposed First Floor Layout - ES15
- Proposed Elevations - ES16

Received on 27/07/2021

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

3 Oak Tree Road, Tilehurst, Reading, RG31 6JT - No response received.

3A Oak Tree Road, Tilehurst, Reading, RG31 6JT - No response received.

3B Oak Tree Road, Tilehurst, Reading, RG31 6JT - No response received.

5 Oak Tree Road, Tilehurst, Reading, RG31 6JT - No response received.

1 Western Oaks, Tilehurst, Reading, RG31 6JE - No response received.

1A Western Oaks, Tilehurst, Reading, RG31 6JE - No response received.

2 Western Oaks, Tilehurst, Reading, RG31 6JE - No response received.

3 Western Oaks, Tilehurst, Reading, RG31 6JE - No response received.

4 Western Oaks, Tilehurst, Reading, RG31 6JE - Response received on 18/08/2021

- Summary of response received:

- Harm to outlook from number 4.
- Loss of light to number 4.

6 Western Oaks, Tilehurst, Reading, RG31 6JE - No response received.
Reading Borough Council, Transport - Response received on 16/08/2021

- There are no Transport objections to this application.
- Off road parking is provided in accordance with the Councils current standards and there are no changes to the existing access.

A site notice was displayed from Wednesday 21st July 2021, expiring on Wednesday 11th August 2021. No further responses have been received.

5. 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.

6. 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 (Adopted November 2019)

CC7 Design and the Public Realm
CC8 Safeguarding Amenity
H9 House Extensions and Ancillary Accommodation
H10 Private and Communal Outdoor Space
TR3 Access, Traffic and Highway-Related Matters
TR5 Car and Cycle Parking and Electric Vehicle Charging

SPG/SPD

Design Guide to House Extensions SPD (Adopted March 2021)
Revised Parking Standards and Design SPD (2011)

7. APPRAISAL

7.1 House Extensions and Ancillary Accommodation

In accordance with Reading Borough Local Plan 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 and locations.*
- *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.*

At ground floor level, the proposed development seeks the conversion of the existing garage to cycle store, shower room, and dining room. A rear extension at a depth of 3m is proposed to the existing garage. The front elevation of the existing garage is to be brought slightly forward, in line with the front elevation of the lounge. A rear extension is also proposed to the existing

lounge at a depth of 1.5m. The ground floor rear extension to the lounge features a pitched roof with two roof lights. The rear elevations of the proposed rear extensions consist of bi-fold patio doors to the rear garden.

At first floor level, a side and rear extension is proposed to create a fourth bedroom with an ensuite bathroom, and dressing room. The first-floor extension proposed has a depth of 4.5m to the rear, as measured from the existing first floor rear elevation. The first floor extends from the existing first floor front elevation beyond the existing first floor rear wall, creating a new first floor side elevation which is 10.2m. The roof formation of the side extensions when viewed from the front elevation continue the existing ridge height, with a small hipped roof to the side elevation. The first-floor rear extension aspect features a dual pitched roof with gable end, which is set slightly down from the ridge of the main house by 0.3m. One first floor window is proposed to the west elevation serving the ensuite bathroom, another first floor side facing window is proposed to the dressing room.

The proposed development is considered suitably characteristic of the surrounding area in terms of size and scale. The extensions have been designed to sufficiently respect existing architectural features of the existing dwelling, this has been demonstrated through the proposed roof formation. The proposed footprint is considered similar in size to neighbouring properties 2, 3 and 4 Western Oaks to the west of the proposal site. Due to the situation of the plot and the arrangement of neighbouring dwellings along Western Oaks, it is not considered that the proposed development would harm any important building lines along Western Oaks.

With regards to the materials proposed; the brickwork and roof tiles have been specified on the application form to match the existing dwelling. The proposed windows are to be uPVC (brown).

The size, scale, materials and design of the proposed development is considered sufficiently subservient to the existing dwelling and acceptable in accordance with policy H9 of the Reading Borough Local Plan. First floor rear extensions are not a common feature within the nearby surrounding area, however, the proposed first floor rear extension at number 5 is considered to respect the character and appearance of the existing dwelling.

In accordance with Reading Borough Local Plan policy H9: House Extensions and Ancillary Accommodation, house extension proposals are acceptable where it:

- *Does not result in a loss of biodiversity within gardens.*

It is not considered that the proposal would result in a loss of biodiversity within the garden to the point of refusal for this application. The extensions are to be constructed upon an already developed part of the site, so there will not be a harmful loss of existing green landscaping.

7.2 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 (amongst other factors):

- *Privacy and overlooking*
- *Access to sunlight and daylight*
- *Visual dominance and overbearing effects of a development*
- *Harm to outlook*

The proposed development is not considered to have a significantly detrimental impact on the living conditions at 4 Western Oaks. The development is east of the proposal site, as a result it is considered unlikely that number 4 would suffer a harmful loss of light to the point of refusal for this application. The proposed development is also not considered to harm the outlook from number 4 to the point of refusal for this application, this is due to the orientation of the proposal sites. It is acknowledged that the proposed development would present a largely blank

façade, however, the development is considered to be located a sufficient distance away from the amenity space and habitable rooms at number 4 or any other neighbour for that matter for the development not to be harmful in this regard.



Site visit photo taken on 02/09/2021 of 4 Western Oaks (left) and the proposal site - 5 Western Oaks (right)

The proposed development is not considered harmful to the living conditions at 6 Western Oaks with regards to potentially overbearing development or harm to outlook. This is due to the location of the proposed development in relation to habitable rooms at number 6. There is, however, a potential concern regarding the impact of the first floor side facing window proposed serving the dressing room. It is considered that this first floor side facing is potentially harmful to the privacy of number 6 with regards to harmful overlooking to the rear garden and rear of the main house. Therefore, it is considered necessary to condition this opening to be obscure glazed and top openable from a height of 1.7m from finished floor level. This is to safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan 2019. It is noted that the first floor side facing window serving the ensuite bathroom (on the other side elevation) has been specified as obscure glazing, however, for completeness this window will also be included in the condition to protect the amenity of No. 4.

No other nearby occupier is considered to be significantly impinged by the proposed development in relation to any amenity consideration. It is considered that the proposed development would improve the living conditions at number 5 to the current and future occupants.

Overall, the proposed extensions are not considered to significantly harm the living conditions to neighbouring properties or the surrounding area. Therefore, the proposed development is considered in accordance with policies CC7 and CC8 of the Reading Borough Local Plan. It is considered appropriate to condition the approval of this application to restrict the potential insertion of side facing windows to the side elevations of the first-floor rear extension under permitted development. This is to safeguard the amenities of number 4 and 6 Western Oaks from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan.

7.3 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.

7.4 Transport

The proposed development has demonstrated four on site vehicle parking spaces utilising the existing access. This is above the requirements of the Revised Parking Standards and Design SPD (2011), which states that two on site vehicle parking spaces are required for a four bed dwellinghouse. Therefore, the proposed development is considered in accordance with policies TR3 and TR5 of the Reading Borough Local Plan.

8. 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.

9. RECOMMENDATION

GRANT

10. CONDITIONS

TL1: Time Limit (Standard)

The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

AP1: Approved Plans

The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

- Location Plan
- Site / Block Plan - ES10
- Proposed Ground Floor Layout - ES14
- Proposed First Floor Layout - ES15
- Proposed Elevations - ES16

Received on 27/07/2021

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

M1: Materials (To Match)

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policies CC7 and H9 of the Reading Borough Local Plan 2019.

PD2: No New Openings

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) no windows/doors/dormers/openings, other than those shown on the approved plans shall at any time be placed in the side elevations of the first floor side/rear extension hereby permitted without the grant of a separate planning permission from the Local Planning Authority.

REASON: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

PD3: Obscure Glazing

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the proposed first floor side facing windows shall be top openable above 1.7m as a minimum when measured from the floor level of the respective rooms, and glazed with obscure glass before occupation of the development hereby approved and shall be permanently maintained as such.

REASON: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

DC1: Vehicle Parking (As Specified)

The extensions hereby permitted shall not be occupied until all vehicle parking spaces have been provided in accordance with the plans hereby approved. The spaces shall be kept available for parking at all times thereafter.

REASON: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

11. INFORMATIVES

Standard Informatives

IF3: Highways

- i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.
- ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.