

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 211699

Address: 71 Hildens Drive, Tilehurst RG31 5HZ

Applicant: Mr & Mrs N. Brooks

Proposal: Single storey front and rear extensions with new flat roof over existing garage/study

Target date: 10/12/2021

Case officer: Marcelina Rejwerska

1. Site Description and Surrounding Area:

The proposal site is two-storey semi-detached dwelling located on Hildens Drive, Tilehurst, at the junction of Berkshire Drive. The surrounding area is considered predominantly residential with a mix of two storey detached and semi-detached dwellings. The borough boundary between Reading and West Berkshire runs through the application site.

2. Proposal:

Planning permission is sought for a single storey rear extension with a single roof lantern, and a front extension with a pitched roof at the front and new flat roof over the existing garage/study.

2.1. Plans Considered:

AL 01556-01 - Location Plan

AL 01556-03 - Existing Plan and Elevations

AL 01556-04 Rev.A - Proposed Plan and Elevations

Received 15/10/2021.

AL 01556-02 Rev.B - Block Plan

Received 25/11/2021.

3. Relevant Planning History:

211110 - Single storey front extension and new flat roof over existing garage/study. - Application Permitted on 27/8/2021.

4. Consultation Responses:

4.1. Internal Consultees

West Berkshire Council - No comments made. The Ward Member and Tilehurst Parish Council have been consulted as part of this out of district consultation; to date no comments have been received.

Transport - No objections, proposed parking layout plan approved.

4.2. External Consultation

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

73 Hildens Drive

4 Uffington Close

No responses received.

In addition, a site notice was sent to the applicant and displayed on site.

5. Discussions with applicant/agent

Officer advised agent to submit a planning application to West Berkshire Council as part of the proposal falls outside the Reading borough.

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. This application has been assessed in accordance with Reading Borough Council's Local Plan (2019) and Guide to House Extensions SPD (2021). As the proposal falls partly within West Berkshire Council's authority, a separate planning application will need to be submitted and assessed by WBC according to their policy.

Proceeding without the requisite permission from West Berkshire Council would be a breach of planning control and may lead to enforcement action.

8.2. 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 single storey rear extension will measure 4.5m in depth, and go across the width of the main dwelling, joining up to the existing study. The rear extension would project approx. 1.4m next to the existing study/proposed dining room. The proposal has been slightly set back from the property boundary with the neighbouring property. This is considered acceptable in terms of size and scale.
 - The proposed rear extension will have a flat roof with a new roof lantern. This is considered acceptable in terms of design. A condition is recommended to restrict the use of the roof.
 - As part of the proposed rear extension falls within West Berkshire borough, a separate assessment will need to be conducted to assess the application in terms of scale and design.
 - The proposed front extension has already been granted approval (see application ref. 211110). This proposal differs in that the roof has been altered from a flat roof to have a pitched roof at the front elevation. The applicant clarified this is to prevent headlights from cars descending Berkshire Drive shining into the existing outbuilding in the rear garden. This is considered acceptable in terms of design. The previous assessment of this proposal (211110) still applies in terms of size and scale.
- *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 adjoining neighbouring property at no. 69 Hildens Drive has an existing conservatory at the rear of the property which measures a similar depth to the proposed rear extension at the application site. The proposed rear extension will be slightly set back from the property boundary.
 - Other properties on Hildens Drive such as nos. 75, 79 and 81 have similar rear extensions, and as such this proposal would not appear out of character for this street.
 - The rear extension would not pose any risk to character and outlook of the wider street due to being located at the rear of the property.
- *Does not result in a loss of biodiversity within gardens.*
 - Proposal is unlikely to have a significant impact on biodiversity within rear garden.

8.3.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
 - The proposal does not create any new views which would pose issues relating to privacy or overlooking.
- Access to sunlight and daylight
 - No identified risk of overshadowing.
- Visual dominance and overbearing effects of a development
- Harm to outlook
 - The proposal is considered subservient to the main dwelling and therefore does not pose risk to outlook.

8.4. 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.

Due to the development hereby permitted falling partly within West Berkshire, an application should be submitted to West Berkshire Council for consideration. Proceeding without the requisite permission from West Berkshire Council would be a breach of planning control and may lead to enforcement action.

RECOMMENDATION: GRANT PERMISSION

Conditions

TL1
AP1
M1
DC1
PD5

Informatives