

## DELEGATED HOUSEHOLDER APPLICATION REPORT

**Application No:** 211630

**Address:** 4 Waybrook Crescent, Reading RG1 4RB

**Applicant:** Mr Ahmad Khwaja

**Proposal:** Two storey side and single storey front and rear extensions, front and rear rooflights.

**Target date:** 04/01/2022 (extended)

**Case officer:** Marcelina Rejwerska

### 1. Site Description and Surrounding Area:

The proposal site is a semi-detached two storey dwelling on Waybrook Crescent. The property benefits from a front garden and paved driveway, with a standalone garage set back on the side of the property, and a garden at the rear of the property. There is an existing porch at the front of the property. Waybrook Crescent is a residential road characterised by semi-detached properties. The building is not listed, nor in a conservation area.

### 2. Proposal:

Planning permission is sought for a two storey side extension, a rear extension, and a new front porch (alterations to existing front porch). The proposal would require demolition of the existing garage. All materials to match the existing.

#### Front and side extension

The proposed side extension measures a width of approx. 2.8m. At the front elevation ground level, the side extension would be set back from the front porch by less than 1m, and include a new window. Brickwork to match the existing.

At the first floor level, the side extension will be set back 2.5m from the front elevation of the property, including a hipped roof over the ground floor element. At the first floor level there is a new proposed obscure-glazed window; the roof will be set back and down from the ridge of the main dwelling roof, hipped with tiles to match the existing. First floor finished in render to match the existing.

The side extension will stretch along the main dwelling to align with the proposed single storey rear extension, creating a two storey element at the rear.

#### Rear extension

At the rear of the property, the side extension will wraparound the property at a width of approx. 4.7m. At the first floor level the side/rear extension will include a full length window with a glass balustrade guard.

The remainder of the rear of the property will include a new single storey rear extension at a depth of 3m to align with the wraparound two storey side extension. The single storey rear extension will have a hipped roof with one new roof light. The extension will have bifold doors and brickwork to match the existing.

#### 2.1. Plans Considered:

Existing Elevations

Location Plan

Received 30/09/2021

Proposed Block Plan Rev. E

Received 3/12/2021

Proposed and Existing Floor Plans Rev. E  
Proposed Elevations Rev. E

Received 08/12/2021

### **3. Relevant Planning History:**

None.

### **4. Consultation Responses:**

#### **4.1. Internal Consultees**

Transport - No objections. Despite proposed removal of the garage, the existing paved driveway is large enough to accommodate two vehicles.

#### **4.2. External Consultation**

The following addresses were formally consulted via letter on 21/9/2021:

3 and 5 Waybrook Crescent  
132 and 134 Hamilton Road

1 objection received citing overbearing nature of the proposed side extension.

In addition, a site notice was displayed on site by the applicant.

The substantial change to the proposal required a period of reconsultation. The following addresses were formally consulted on 9/12/2021:

3 and 5 Waybrook Crescent  
132 and 134 Hamilton Crescent

2 objections received citing the rear extension element of the proposal to be overbearing, causing loss of privacy, as well as overshadowing.

### **5. Discussions with applicant/agent**

Officer discussed reducing the scale of the proposed side extension with the agent; agent supplied amended plans.

Officer suggested reducing the size of the proposed side extension to single storey; agent supplied plans to set back the first floor of the side extension to appear more subservient, rather than reducing to single storey.

### **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 proposed front porch would sit on the same footprint of the existing; alterations include change from a pitched roof to a gable, double doors to replace existing single and alterations to the steps leading up to the front door. Although this is not common for Waybrook Crescent, the alterations are in line with the prevailing line of the properties on this street and are considered to complement the main dwelling and therefore acceptable.
  - The proposed side extension has been designed to be set back from the front elevation of the main dwelling at the first floor level. At ground floor level the side elevation will be set back from the porch, but extend beyond the front elevation of the main dwelling. Although this is uncommon for Waybrook Crescent, and not recommended by the Design Guide to House Extensions SPD (2019), it is not considered harmful. Together with the reduced size of the side extension, the proposed side extension is considered acceptable in terms of scale and design.
  - At the rear, the proposed single storey extension is considered acceptable in terms of scale and design.
- *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 has been reduced significantly to avoid being overbearing on neighbouring no.3 Waybrook Crescent. The ground level drops between the application site at no.4 and the neighbouring no.4. The side extension has been reduced to align with the main dwelling, creating sufficient spacing between the proposed extension and the property boundary.
- Proposed materials to match the existing.
- The proposed round obscure-glazed window at the first floor front elevation of the side extension, and the full length window with balustrade at the first floor rear elevation are not common on Waybrook Crescent, however they are not considered to pose a significant risk to the outlook of the street and are therefore acceptable.
- *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
  - The large new full length window at the rear of the property is not considered to pose risk of overlooking due to sufficient spacing between the application site and the properties which abut the rear garden on Hamilton Road.
- Access to sunlight and daylight
  - There is sufficient spacing between no.4 and no.3 to prevent overshadowing of the neighbouring property from the proposed two storey extension.
  - No identified risk of overshadowing on adjoining no.5 Waybrook Crescent.
- Visual dominance and overbearing effects of a development
  - The proposal has been adequately scaled down and therefore not considered overbearing in scale.
- Harm to outlook
  - Proposal not considered harmful to wider outlook of Waybrook Crescent.

## 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

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## Informatives

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