

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Tilehurst

App Ref: 201562/HOU

Address: 68 Recreation Road, Tilehurst, Reading, RG30 4UA

Proposals: Proposed single storey rear and side infill extension following removal of existing conservatory

Case Officer: Mr David Brett

Applicant: Mr & Mrs Lawrence

Date received (valid from): 05/11/2020

Target Decision date: 15/01/2021, decision date extended from 31/12/2020.

1. INTRODUCTION

The proposal site is a two-storey semi-detached dwelling located on Recreation Road, Tilehurst. The surrounding area is considered predominantly residential with a number of differently designed two storey detached and semi-detached dwellings.



1. Rear of 68 Recreation Road. Photo provided by the agent on 23/11/2020.

A site visit for this application was not possible due to the Coronavirus lockdown. The agent supplied site photos on 23/11/2020. These photos were used for the purpose of determining this application.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a single storey rear and side infill extension following removal of existing conservatory.

During the course of the application revised plans were submitted, reducing the eaves height from 2.83m to 2.4m on the side boundary. In addition, some initial inaccuracies on the plans originally submitted (e.g. footprint of the existing conservatory / accuracy of the CGI provided) and further information (proposals within the context of neighbouring extensions) were also provided.

Plans considered:

- ~~Proposed Site Location and Block Plans 20-68RR-P-00.1~~
- ~~Existing General Arrangement Floor Plans 20-68RR-P-01.1~~
- ~~Proposed General Arrangement Floor Plans 20-68RR-P-01.2~~
- ~~Existing and Proposed External Elevations 20-68RR-P-02.1~~
- ~~Proposed Visual 20-68RR-P-02.2~~

Received on 05/11/2020

~~Proposed Site Location and Block Plans - 20-68RR-P-00.1~~
~~Existing General Arrangement Floor Plans - 20-68RR-P-01.1.01~~
~~Proposed General Arrangement Floor Plans - 20-68RR-P-01.2.01~~
~~Existing and Proposed External Elevations - 20-68RR-P-02.1.01~~
~~Proposed Visual - 20-68RR-P-02.2~~

Received on 11/12/2020

- Proposed Site Location and Block Plans - 20-68RR-P-00.1
- Existing General Arrangement Floor Plans - 20-68RR-P-01.1.01
- Proposed General Arrangement Floor Plans - 20-68RR-P-01.2.01
- Existing and Proposed External Elevations - 20-68RR-P-02.1.03
- ~~Proposed Visual - 20-68RR-P-02.2.01~~

Received on 08/01/2021

- Proposed Visual - 20-68RR-P-02.2.02

Received on 11/01/2021

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

66 Recreation Road, Tilehurst, Reading, RG30 4UA - No response received.
70 Recreation Road, Tilehurst, Reading, RG30 4UA - No response received.
53 Gratwicke Road, Tilehurst, Reading, RG30 4TU - No response received.
55 Gratwicke Road, Tilehurst, Reading, RG30 4TU - No response received.
Reading Conservation Area Advisory Committee - No response received.

The applicant has confirmed to the Council that a site notice was erected on Monday 16th November 2020, enabling consultation for a period of 21 days and which expired on Monday 7th December 2020.

No consultation responses have been received for this application.

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

SPG/SPD

A Design Guide to House Extensions SPG (2003)

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.*

As existing, 68 Recreation Road is a two storey semi-detached dwelling. The existing conservatory to the side of the outrigger is to be removed as part of this application. The existing conservatory, to be demolished has a footprint of 12.8m², and a ground to eaves height of 2.4m to the side boundary at 70 Recreation Road. The conservatory features a pitched roof, with a maximum height of 3.9m. The existing rear extension to the outrigger at number 68 has a footprint of 6.3m, has a ground to eaves height of 2.2m, and a maximum height of 3.7m.

The proposed ground floor rear and infill extension has a depth of 11.6m, with a ground to eaves height of 2.4m (as revised during the course of the application). The side elevation of the proposed extension is set off the side boundary to number 70 by 0.9m. To the side elevation of the outrigger to number 68, the proposed extensions have a maximum height of 3.3m, with a maximum height of 3.7m beyond the rear elevation. The proposed infill extension includes glass roof sections to allow natural light to the proposed kitchen. Two windows are proposed to the side elevation of the side/rear extension, while patio doors and one window are proposed to the rear elevation. The proposed arrangement of doors and windows is considered acceptable. The proposed extensions wraparound the existing two storey outrigger, and features a dual-pitched roof.

The roof of the proposed extensions has been specified on the plans as single ply roof, with 'standing seam effect' over rear section of extension, and features a concealed gutter. The window frames have been specified as aluminium on the planning application, with brickwork to the exterior walls. It is considered appropriate in this instance to include a condition to any approval of this application to ensure that materials used in the construction of the proposal match the existing dwelling. This is to maintain the character and appearance of number 68.

The proposed extensions are considered to maintain the character and appearance of number 68 and the surrounding area due to the size, scale and appearance of the proposed extensions. Number 66 also features a similarly designed rear extension, which adds symmetry to the rear of 66 and 68 Recreation Road. In terms of impact on the street scene; the proposed development is not likely to be viewable from the highway, as such, there is not considered to be detrimental impact to the street scene.

The size and scale of the proposed development is considered subservient to the existing dwelling and acceptable in accordance with policy H9 of the Reading Borough Local Plan.

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.*

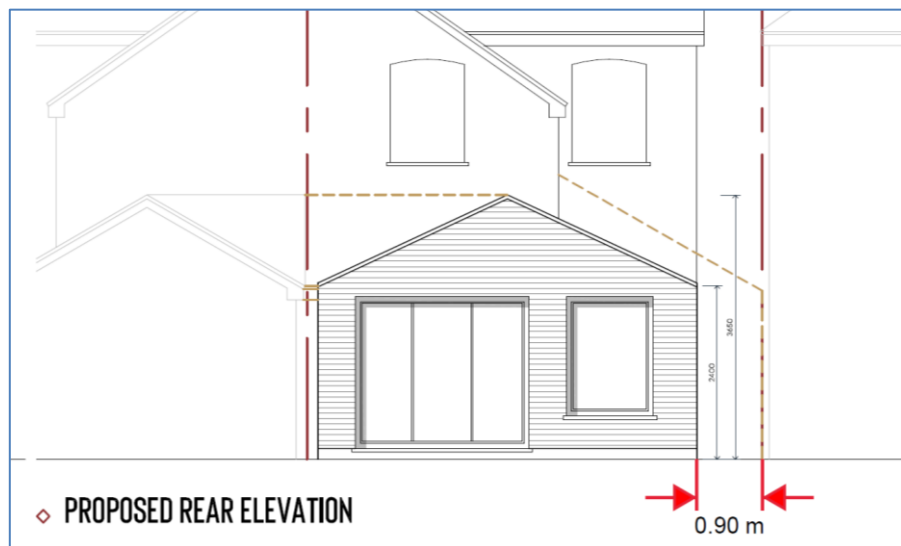
It is not considered that the proposal would result in a loss of biodiversity within the garden to the point of refusal for this application.

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 matters):

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

With regard to the impact of the proposed development on 70 Recreation Road, the living conditions are not considered to be harmed at number 70 to the point of refusal for this application. The ground to eaves height of 2.4m, with the extension being set back from the side boundary by 0.9m is considered to reduce the visual impact of the proposal to number 70. The existing conservatory at number 68, with a maximum height of 3.9m, ground to eaves height of 2.4m set to the side boundary at number 70 is considered more visually intrusive and overbearing than the proposed extensions (higher and closer to the boundary than that proposed, albeit the existing is over part of the depth of the side return, whereas the proposal covers the entire depth - thus when weighing up the competing elements, the existing is arguably the more potentially harmful on the neighbour of the two). While the depth of the proposed extensions is significant, there is not considered to be a harmful effect to the living conditions at number 70 to the point of refusal for this application. The extensions are considered sympathetically designed, with most significantly the offset of 0.9m from the boundary and limited eaves height reducing the impact of the proposed extensions on number 70.



2. Proposed Rear Elevation

The proposed extensions are not considered to harm the living conditions to the adjoining neighbouring property of 66 Recreation Road. The proposed rear extension does not go beyond the rear elevation of the existing rear extension at number 66, therefore, the proposed rear extension at number 68 will not result in a loss of light or appear overbearing to number 66.

Overall, the proposed single storey rear and infill extension is not considered to harm the living conditions to neighbouring properties or the surrounding area. Therefore, the proposed development is considered 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. The depth of the rear and infill extension is considered to allow for an appropriate amount of private outdoor space given the depth of the rear garden.

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:

- Proposed Site Location and Block Plans - 20-68RR-P-00.1
- Existing General Arrangement Floor Plans - 20-68RR-P-01.1.01
- Proposed General Arrangement Floor Plans - 20-68RR-P-01.2.01
- Existing and Proposed External Elevations - 20-68RR-P-02.1.03

Received on 08/01/2021

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.

11. INFORMATIVES

Standard Informatives