

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 212087

Address: 18 Tern Close, Tilehurst, Reading RG30 4AY

Applicant: Mrs Ewa Daszewska & Mr Kamil Daszewski

Proposal: Proposed single storey rear and a part side extensions

Target date: 23/2/2022

Case officer: Marcelina Rejwerska

1. Site Description and Surrounding Area:

The proposal site is an end-terrace two storey dwelling on Tern Close in Tilehurst. The property has a conservatory at the rear. The ground floor at the rear is finished in grey render. Tern Close is a residential road characterised by short terraces and semi-detached dwellings in similar character. The property is not listed nor in a conservation area.

2. Proposal:

Planning permission is sought for a single storey rear and side extensions. The side extension will be set back 4.95m from the front elevation, measuring a width of 3.42m. The proposal will leave a distance of 1.1m between the proposed side extension and the neighbouring no.19 Tern Close garage. The side extension will measure 8.45m in depth, extending 5m from the rear elevation across a width of 6.7m. At the rear, the proposed extension has been reduced to 2.5m in depth across the remaining 3.3m width nearest to the property boundary with the adjoining neighbour. The proposed extensions will have a flat roof and will be finished in render to match the existing at the rear of the property.

2.1. Plans Considered:

P1280-02 Existing Plans and Elevations

Received 29/12/2021

P1280A-01 Location and Block Plan

P1280A-03 Proposed Plans and Elevations

Received 15/2/2022

3. Relevant Planning History:

None.

4. Consultation Responses:

4.1. Internal Consultees

None consulted.

4.2. External Consultation

The following addresses were formally consulted via letter on 6/1/2022:

17 and 19 Tern Close

No responses received.

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

5. Discussions with applicant/agent

The proposal was amended to reduce the depth of the rear extension nearest to the property boundary with the adjoining neighbour to reduce the risk of overshadowing.

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 proposal is considered acceptable in terms of scale - the side extension is sufficiently set back from the front elevation, and the rear extension has been amended to reduce the proposal appearing overbearing on the adjoining neighbour.
 - The render finish will match the existing on the ground floor at the rear, which is considered acceptable.
 - The proposed flat roof is considered acceptable; a condition is recommended to restrict the use of the flat roof.

- *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.*
 - A number of other properties on Tern Close have side/rear extensions. As such this development will not appear out of character.
 - The side extension is considered acceptable in terms of scale and design and will therefore have no harmful impact on the wider street scene.
- *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
 - New windows do not pose a risk of overlooking.
- Access to sunlight and daylight
 - The proposal has been partly scaled down to address the concerns of overshadowing to the adjoining neighbouring property. As such, the proposal is not considered to pose a risk of overshadowing.
- Visual dominance and overbearing effects of a development
 - The neighbouring no.19 Tern Close is angled away from the application site which mitigates concerns about the proposal being overbearing in size.
- Harm to outlook
 - Proposal is considered acceptable in scale and design and therefore has little potential of harm to outlook.

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

TL1

AP1

M1

PD5

Informatives