

22 Talfourd Avenue, Reading, RG6 7BP
Householder Planning Application
Planning, Design & Access Statement, for;
The removal of an existing lean-to rear addition and erection of a single storey
side / rear extension for;
Applicant: Mr & Mrs Thibault

Introduction:

This statement has been prepared in support of a householder Planning Application for a single storey front extension and related alterations to a detached bungalow comprising a single-family residence known as 22 Talfourd Avenue, Reading, RG6 7BP

The proposal site a two-storey semi-detached dwelling located on Talfourd Avenue. The surrounding area is considered predominantly residential with a similarly designed semi-detached dwellings.



The property is not statutorily or locally listed and nor does it appear on a local list of heritage assets (ie 'Buildings of Merit'). The site does not lie within a conservation area or in close proximity to any other heritage assets identified by the Council that would be impacted by the proposals

Accordingly in this instance a heritage impact assessment report is not deemed necessary.

It is the applicant's intention to continue to occupy the property as their family's principal residence and the proposed works as outlined below reflect the need to address identifiable shortcomings and other issues that are present, such as to embrace the opportunity to add sympathetic additional space to the existing house in a manner that will preserve and enhance the character of the property whilst giving it greater flexibility and bringing it more in to line with modern day living expectations.

The Proposal

The proposal is to create a modest side & rear extension to replace the existing lean-to rear addition that was not part of the house as originally designed. The extension projects no further rearward than existing but is given additional width and is constructed of face brick under a zinc standing seam roof that incorporates a glazed gable and matching roof lights.

This provides for a new and improved internal layout for the home's kitchen, dining and family room spaces.

Parking provision and access remains as existing with on road parking only. No changes to the property's external amenity space are proposed. A sizeable rear garden is maintained as are the mature and established landscaped boundaries.

These works will create a much improved and more flexible residence, fully respectful of its own setting, architecture, design and significant built fabric.

The new works also duly pay proper regard to the buildings setting in relation to neighbouring property and to the contribution that this element of the site makes to the character of the wider area.

The proposed works also address the need to preserve the site's landscape features and thus its biodiversity and to introduce innovative and contemporary solutions to improve the home's energy efficiency and thus its future sustainability credentials.

Proposed Ground Floor

Roof Plan

and Rear elevation (Plan extracts not to scale)



Planning policy.

The property lies within the built-up or 'developed area' of Reading where the general policy principle for works such as those proposed are generally considered acceptable in planning terms subject to any material considerations.

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'. Local and national planning policy and guidance is relevant to this application:

The relevant planning considerations that have been addressed and met by the subject proposals are set out below;

Government Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Of key importance here also is guidance at Paragraph 130 which states that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users;*

The proposal is not in conflict with any of these overarching national planning policy objectives but rather addresses the need to provide the home with a sustainable future that meets the needs of the occupiers in a way which functions well, and which is sympathetic to the character of both the setting and existing 'host' building.

The subject proposals have sought to blend the traditional design and materials of the existing dwelling with contemporary features and an addition that directly addresses the need to meet the needs of users and to help to enhance the energy efficiency and thus sustainability credentials of the resultant build.

The following Local Plan Policies and Supplementary Planning Guidance is also relevant;

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 Design Guide to House Extensions SPD (Adopted March 2021)

These policies are all framed positively and whilst this suggests the 'principle' of development may be acceptable here, it remains necessary to demonstrate that the impact of the proposals upon the environmental, visual and landscape character of the area is acceptable and that such character will be preserved and enhanced. Planning Appraisal

Planning Balance Assessment

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.*

The proposed development seeks the erection of a single storey rear / side extension to replace an existing lean-to.

The replacement extension also wraps around the existing two storey outrigger, with a depth of 10m from the rear wall of the main house, and a depth of 4.5m from the rear wall of the two storey outrigger.

The proposed rear extension features a pitched roof, with several rooflights proposed to the roof slope to allow natural light into the newly created open plan spaces

The exterior walls have been specified as brickwork to match the existing dwelling, and the roof will be in a contemporary zinc finish with standing seams.

The windows have been specified as powder-coated aluminium with the bi-fold doors giving access to the rear garden also specified as powder-coated aluminium.

These materials are considered appropriate and to respect the character and appearance of the existing dwelling and the surrounding area. The proposed rear extension is therefore considered to be in line with the Council's guidance on rear extensions as outlined within the Design Guide to House Extensions SPD (March 2021).

Visualisation of the proposed addition



The modest height and design of the extensions remains subservient to the main house and is also considered acceptable in this instance.

Also, in accordance with paragraph 7.1.1 of the Design Guide to House Extensions SPD, the circumstances of the site are considered to allow for an acceptable extension of this depth, which in accordance with a Design Guide to House Extensions SPD, maintains a 20m back to back distance to properties to the rear off Green Road.

Similarly, it is not considered that the proposed rear extension would be harmful to the outlook of properties adjoining the site or those to the rear of Talfourd Avenue.

Rather, the proposed development is considered to sufficiently respect the character and appearance of the main house and surrounding area in accordance with policy H9 of the Reading Borough Local Plan.

Biodiversity:

Local Plan policy H9 also states that 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 rear extension is to be constructed mostly upon an already developed part of the site, and existing trees are to be retained such that there is not considered to be a harmful loss of existing green landscaping.

Residential Amenity:

Reading Borough Local Plan policy CC8: Safeguarding Amenity, 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*
- *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 either nos. 20 or 24 Talfourd Avenue.

While the proposed single storey rear extension is close to the side boundary the proposed side walls are not considered overbearing or harmful to the outlook of these properties, as it has a modest depth from the rear wall of the existing outrigger and replaces the existing single storey rear extension.

Modest eaves heights ensure that there would not be a harmful loss of light to number 20 or 24 due to the orientation of the development in relation to habitable rooms at these properties, and the height and scale of the proposed rear extension.

The proposed development would be located northeast of the existing single storey rear extension at number 24 and northwest of no.20. As a result it is considered that any loss of natural light would not be harmful to the point of refusal.

The proposed eaves height to the immediately adjoining property at no 24 is c.2.4m and due to the shallow pitch of the proposed roof and the overall size, scale and location of the proposed development in relation to habitable rooms and the rear garden at number 22 there would not be a harmful loss of light caused.

No other nearby occupier on Talfourd Avenue and / or Green road are considered to be materially impinged by the proposed development in relation to any amenity consideration.

It is considered therefore that the proposed development is appropriate in size and scale and would improve the living conditions at number 22 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.

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. As per paragraph 4.4.84 of the Reading Borough Local Plan; Policy H10 also applies to house extensions that would result in a loss of outdoor space.

This development is largely provided over the footprint of an existing rear addition and only marginally extends the width of the existing outrigger at ground floor.

The depth and width of the house's existing open amenity space – forming the rear garden remains unaffected.

In this instance, it is considered that this proposal will not represent an unacceptable loss in useable outdoor space. The depth of the rear extension at is considered to allow for an appropriate amount of private outdoor space in the rear garden.

The distance from the rear wall of the proposed extension to the rear boundary would be as existing. The loss of outdoor space is not considered harmful to the point of refusal in this instance given the relatively small loss proposed which is considered to still allow for the existing use of the rear garden.

The proposed development is considered to allow for an area that would retain the existing use of the garden, with a small seating area and garden room to the rear of the garden.

The proposed extensions are considered to allow for all the activities within private outdoor amenity space as outlined in paragraph 4.4.80 of the Reading Borough Local Plan, including outdoor living and enjoyment, refuse storage and clothes drying. It is also recognised that the proposed development would improve the living conditions to the main house. Therefore, the proposed extension is considered acceptable against Policies H10 and CC8 of the Reading Borough Local Plan.

Sustainability;

Materials used for the extension will be primarily selected to best match the existing dwelling. That said the new work will seek to exceed the standard of thermal and energy efficiency performance presently required by building regulations.

Appropriately environmentally friendly insulation will be used and opportunities for thermally efficient glazing and solar gain will be utilised wherever possible.

This will maximise thermal performance, air tightness and energy usage and the new rooms will incorporate energy efficient appliances. Water consumption will be minimised by fitting dual flush toilets and aerating taps to any new rooms and water for toilets.

Assessment and Conclusion.

The development is in accordance with Local Plan policies CC7 Design and the Public Realm, CC8 Safeguarding Amenity, H9 House Extensions and Ancillary Accommodation, H10 Private and Communal Outdoor Space and the SPG/SPD Design Guide to House Extensions SPD.

The proposal introduces a combination of traditional and contemporary architecture which blend harmoniously and will complement the host building as required to ensure that no material harm will result to the quality site itself or indeed to the existing character of the immediate area.

The house will retain its own access, parking and all significant landscape features entirely as existing.

The contemporary extension and sympathetic alterations are considered to enhance the existing host building both architecturally and in the way it will subsequently function as a single-family home.

The new structures remain hidden from public realm viewpoints, such that the character and appearance of the wider area are unaffected.

In relation to 'harm' therefore the proposal provides an opportunity to create additional and flexible ancillary residential accommodation which will enhance the host building and its functionality whilst causing no harm to the character and fabric of the existing house or the existing qualities of the wider area. Indeed, both are considered to be enhanced by the proposals.

The Impact upon the reasonable residential amenity of adjacent residents has also been addressed in developing the proposals and is considered not to be materially harmful..

In the light of this and the complementary design and materials employed it is contended that those practical improvements presented by the new buildings and resultant lack of significant harm caused is sufficient to allow for the development to proceed.

For all of these reasons we look forward to the support of the Local Planning Authority.