

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Kentwood

App Ref: 220665/HOU

Address: 12 Midwinter Close, Tilehurst, Reading, RG30 6HZ

Proposals: Proposed First Floor Side Extension with Infill to Front Ground Floor Elevation.

Case Officer: Marcie Rejwerska

Applicant: Mr & Mrs Graham & Judith North

Date received (valid from): 6 May 2022 Target Decision date: 3/11/2022 (ext.)

1. SITE DESCRIPTION

The application site is a two storey, link-attached dwelling on Midwinter Close in Tilehurst. The property has an existing single storey rear extension. There is a public footpath and an area of public land on the west side of the property. Midwinter Close is a residential road comprised of short terraces of properties similar in style and character. The property is not listed nor in a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for an infill extension at the front of the property to level the front elevation. Approval for this has already been secured under application reference 201196. This proposal includes a new side elevation window on the first floor of the west elevation of the dwelling.

Plans considered:

Location Plan

BR/NOR/2022/006 Existing and proposed plans and elevations

Received 6/5/2022

3. RELEVANT PLANNING HISTORY

201196 - Part one, part two storey side extension - Application approved on 8/4/2021

4. CONSULTATIONS

The following addresses were consulted by letter.

79 Norcot Road, Tilehurst, Reading, RG30 6BP
81 Norcot Road, Tilehurst, Reading, RG30 6BS
77 Norcot Road, Tilehurst, Reading, RG30 6BP
11 Midwinter Close, Tilehurst, Reading, RG30 6HZ
14 Midwinter Close, Tilehurst, Reading, RG30 6HZ
6 Midwinter Close, Tilehurst, Reading, RG30 6HZ
15 Beatty Drive, Tilehurst, Reading
16 Beatty Drive, Tilehurst Reading
12 Beatty Drive, Tilehurst, Reading
14 Beatty Drive, Tilehurst, Reading

No comments received.

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.

5. 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 (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
H9 (House Extensions and Ancillary Accommodation)

SPG/SPD

A Design Guide to House Extensions SPG

6. APPRAISAL

Character and Appearance

Policy H9 states that an extension to a house will be acceptable where it respects the character of the house in terms of scale, location, materials and design and respects the character and pattern of neighbouring properties and the street as a whole in terms of scale, location, materials and design, and any important existing building line. Policy CC7 also sets out relevant considerations for design.

The proposed new side elevation window is considered acceptable in terms of layout. The distance between the side elevation and the nearest properties on Beatty Drive is 27m which is considered sufficient to mitigate any concern of overlooking or loss of privacy. The proposal is not considered to detract from the character of the main dwelling nor the wider street.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. Policy H10 seeks to ensure that the amenity of gardens and other outdoor areas are not compromised. Policy CC8 states an extension to a house will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties.

- Privacy and overlooking;
 - No risk identified.
- Overbearing effects;
 - No risk identified.
- Sunlight and daylight;
 - No risk identified.

7. CONCLUSION

The proposed development has been assessed as set out above and is considered to be acceptable on that basis, subject to the following conditions.

8. RECOMMENDATION

Application Permitted

Recommended Conditions:

TL1

AP1

M1