

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 211987

Address: 33 Alexandra Road, Reading RG1 5PG

Applicant: Mrs A Haworth

Proposal: Rear single storey extension

Target date: 3/2/2022

Case officer: Marcelina Rejwerska

1. Site Description and Surrounding Area:

The proposal site is two-storey detached dwelling on Alexandra Road, within the Alexandra Road Conservation Area. The property has an existing two storey utility/WC element at the rear, which extends out by approx. 2m, measuring approx. 3m in width. Alexandra Road is characterised by detached and semi-detached late 19th century residential dwellings. The property is not listed.

2. Proposal:

Planning permission is sought for a single storey rear extension to enlarge the existing utility/WC element at the rear of the property. The proposed extension will measure 3.5m in depth and 6.5m in width. The height of the proposed extension will be 2.38m to the eaves, with a total height of 3.37m at the existing rear element / 4m at the main dwelling. All proposed materials will match the existing, including timber windows. Alterations to the main dwelling include an additional window and external door on the north elevation of the main dwelling.

2.1.Plans Considered:

AX10 - Existing Elevations

AX12 - Proposed Elevations

AX9 - Proposed and Existing Floor Plan

Received 13/12/2021

AX11 - Location and Block Plan
Design and Access Statement

Received 10/12/2021

3. Relevant Planning History:

None.

4. Consultation Responses:

4.1.Internal Consultees

CAAC - No response received.

4.2.External Consultation

The following addresses were formally consulted via letter on 15/12/2021:
31 and 35 Alexandra Road

20 Erleigh Road

No responses received.

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

5. Discussions with applicant/agent

None.

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

EN3 Enhancement of Conservation Areas

H9 House Extensions and Ancillary Accommodation

H10 Private and Communal Outdoor Space

Design Guide to House Extensions - Supplementary Planning Document (2021)

Alexandra Road Conservation Area, Reading Appraisal (2005)

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 extension is considered modest in size and hence subservient to the main dwelling, and an acceptable development.
 - All materials will match the existing, including timber windows.

- The pitched roof will consist of slate tiling to match the existing.
- Proposed new external doors and windows are proportional to the main dwelling.
- Overall the proposal is well designed and represents an effort to maintain the character of the property.
- *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.*
 - Other properties on Alexandra Road, including the neighbouring no. 35 have similar rear extensions. Therefore, this proposal would not appear out of character.
 - The proposed extension is at the rear of the property and will therefore have no impact on the character of the wider street scene.
 - The proposal is considered acceptable in terms of scale and design and therefore does not present a risk of harm to the character of the properties on Alexandra Road.
- *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 are not considered to pose a risk of overlooking to neighbouring properties.
- Access to sunlight and daylight
- Visual dominance and overbearing effects of a development
- Harm to outlook
 - By virtue of its considered subservient and modest in height and scale, the proposed rear extension is considered not to have a detrimental impact to the living conditions of neighbouring properties.

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.

8.4. Enhancement of Conservation Areas

This proposal has been assessed against Reading Borough Local Plan Policy EN3: Enhancement of Conservation Areas, which states that,

“The special interest, character and architecture of Conservation Areas will be conserved

and enhanced. Development proposals within Conservation Areas must make a positive contribution to local character and distinctiveness. Positive consideration will be given to proposals which take opportunities to enhance the character of conservation areas.”

- As the proposal is contained to the rear of the site, it is not considered that the overall modest scale of the development would cause substantial harm to the setting of the Conservation Area. As such, the proposal is considered acceptable in relation to Policy EN3 of the Reading Borough Local Plan (2019).

8.5.Alexandra Road Conservation Area Appraisal (2005)

The proposal has taken into consideration the Alexandra Road Conservation Area Appraisal, which states issues and vulnerabilities in the area, including:

- *The area contains no significant public open space but most properties have rear gardens, not generally visible to the public, but important in that they provide a setting to the buildings and reinforce the spacious, green character of parts of the proposed conservation area.*
 - The proposal is not considered to represent an unacceptable loss in private outdoor space at the rear of the property.
- *In the proposed Alexandra Road Conservation Area there is an unusually high survival of original detailing in many of the unlisted family houses such as the finely detailed timber windows, porches, timber doors, patterned brickwork and slate roofs, which all make a significant contribution to the individual character of buildings in the area*
 - The proposal is considered acceptable in terms of design, with matching materials throughout which will enhance the character of this property.

9. Conclusion

The proposed development would not be harmful to the character or appearance of the site or its surroundings, including that of the Conservation Area, and would not have a detrimental impact on the original building or neighbouring properties. As such the proposed works are considered to be in accordance with CC8 (Safeguarding Amenity), EN3 (Enhancement of Conservation Areas), H9 (House Extensions and Ancillary Accommodation) and H10 (Private and Communal Outdoor Space) of the Reading Borough Local Plan (2019) along with the Councils Supplementary Planning Guidance A Design Guide to House Extensions (2021), and the Alexandra Road Conservation Area Appraisal (2005).

RECOMMENDATION: GRANT PERMISSION

Conditions

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Informatives