

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 211657

Address: 335 Basingstoke Road, Reading RG2 0JA

Applicant: Mrs Beverley Johnson

Proposal: Demolition of a conservatory. Erection of single storey extension

Target date: 9/12/2021

Case officer: Marcelina Rejwerska

1. Site Description and Surrounding Area:

The proposal site is a semi-detached two storey dwelling on Basingstoke Road in Reading. The property has an existing two storey side extension set down and back from the main dwelling, with a pitched roof to match the main dwelling. The property benefits from a paved driveway. At the rear, the property extends out to form a single storey flat roof extension with a depth of 3.55m. A conservatory extends between a further 3.52m to 4.5m into the garden, with a width of 6.38m. Basingstoke Road is a predominantly residential road characterised by semi-detached properties, many of which have been altered or extended. The property is not listed nor in a conservation area.

2. Proposal:

Planning permission is sought for demolition of the existing conservatory and erection of a single storey flat roof rear extension to measure 3.53m across the width of the property. The flat roof would include 3 new skylights. All materials to match the existing.

2.1. Plans Considered:

Location Plan

Received 11/10/2021

Existing Floor, Elevations and Block Plan

Proposed Floor, Elevations and Block Plan

Received 14/10/2021

3. Relevant Planning History:

040990 - Rear conservatory and side extension - Application Permitted 30/07/2004

4. Consultation Responses:

4.1. Internal Consultees

None.

4.2. External Consultation

The following addresses were formally consulted via letter on 14/10/2021:

333, 337 Basingstoke Road

No responses received.

In addition, a site notice was sent to the applicant to display.

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
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 proposed rear extension would add 3.53m to the existing rear flat roof extension, making the total depth from the main dwelling 7.07m. While this could be considered excessive, in this case the proposal would not increase the depth beyond what is already existing, and previously approved at the property. The existing conservatory extends a total of over 8m at its deepest point, and therefore this proposal would represent in part a reduction in the depth of the alterations at the rear of the property.
 - The proposal would go across the width of the property, infilling the section between the existing rear extension and conservatory.

- The proposed flat roof is considered acceptable due to the existing flat roof design of the existing rear extension. A condition is recommended to restrict the use of the roof to protect the amenity of the neighbouring properties.
- Therefore, the proposal is considered acceptable in terms of size, scale and design.
- *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 existing conservatory has been previously approved on the basis that the adjoining neighbour at 337 Basingstoke Road has an existing rear conservatory at the same depth as the existing rear extension (not including the conservatory) as no. 335.
 - This proposal would in fact reduce the depth of the rear element which adjoins the boundary with no. 337, which is a welcome development.
 - Rear extensions are common among residential properties on Basingstoke Road, as such this proposal would not be out of character for this street.
- *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
 - The proposed fenestration does not afford the property any new views which could pose risk to privacy and overlooking.
- Access to sunlight and daylight
 - There is sufficient space between the application site and the neighbouring property at 333 Basingstoke Road to reduce any potential impact for overshadowing.
 - Although the proposed extension adjoining the boundary with no.337 would be at an angle closer than the 45 degrees recommended by the Design Guide to House Extensions - Supplementary Planning Document (2021), the proposal would reduce the depth of the existing rear element at the boundary, therefore reducing the existing impact on no. 337. As such, this is considered acceptable.
- Visual dominance and overbearing effects of a development
 - As discussed, although the total depth of the rear element could be considered excessive, the proposal represents a reduction in part of the existing rear element of the property and is therefore considered acceptable.
- Harm to outlook
 - The proposal is considered acceptable in terms of scale and design, therefore not posing potential risk to outlook of the property nor the wider street scene.

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