

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Whitley

App Ref: 211247/HOU

Address: 15 Greenfields Road, Reading, RG2 8SF

Proposals: First floor extension over existing ground floor extension

Case Officer: James Schofield

Date received (valid from): 30 July 2021 Target Decision date: 12 November 2021

1. INTRODUCTION

The application relates to a modern two-storey semidetached dwelling located on the southern side of Greenfields Road.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a first-floor rear extension over an existing single-storey rear extension.

The original proposal would have encroached on a 45-degree viewing angle from a neighbouring window. The planning officer sought amendments to rectify this which were submitted by the agent. Plans considered;

Dwg No. 2021-1046-201 Existing & Proposed Site Plans
Dwg No. 2021-1046-202 Existing & Proposed Block Plans
Dwg No. 2021-1046-203 Location Plan
Dwg No. 102 B - Proposed (superseded)
As received 31st of August 2021

Dwg No. 102 C - Proposed
As received 13th of October 2021

3. RELEVANT PLANNING HISTORY

None applicable.

4. CONSULTATIONS

4.1 Neighbours

The following addresses were consulted by letter.

17 Greenfields Road, Reading
13 Greenfields Road, Reading, RG2 8SF

No letters of representation have been received. The applicant and/or their agent submitted a form indicating that a Site Notice was displayed and the consultation period was observed.

5. 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.

6. 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 Planning Policy

National Planning Policy Framework (2019)

National Planning Practice Guidance

Reading Borough Local Plan (adopted 2019)

CC7 Design and the Public Realm

CC8 Safeguarding Amenity

EN12 Biodiversity and the Green Network

H2 Density and Mix

H9 House Extensions and Ancillary Accommodation

H10 Private and Communal Outdoor Space

SPG/SPD

Design Guide to House Extensions SPD (adopted 2021)

7. APPRAISAL

7.1 Principle of Development

The application seeks permission for a first-floor rear extension to an existing dwelling. Such domestic works are supported in principle by Policy H9 (House Extensions and Ancillary Accommodation) of the Local Plan (2019) subject to a number of criteria ensuring the effects of such extensions and alterations respect its context and are not harmful. These considerations will be examined in more detail in the following sections.

7.2 Character, scale and siting

Local Policy CC7 states that, development must be of a high design quality that maintains and enhances the character and appearance of the area in Reading in which it is located. Policy H9 states that an extension will be acceptable where it: respects the character of the house, respects the pattern of neighbouring properties, and does not present a large blank façade to public areas.

The proposed first-floor rear extension cannot be seen from the street-scene and its design is considered to be adequately sympathetic in terms of character. The scale of the proposal would significantly increase, but the massing is considered to not be harmful in and of itself.

As such, the proposal accords with the aims of policies CC7 and H9 of the Local Plan (2019) with respect to character, scale and siting.

7.3 Amenity

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. Policy H10 aims to ensure suitable outdoor private and communal outdoor amenity space is prioritised in development decision. The proposal includes a single-storey rear extension. The SPD 'Design Guide to House Extensions' provides guidance on design considerations for single-storey rear extensions, which outlines that the design should not detract from the existing dwelling, not encroach on a line taken 45 degrees from the mid-point of the nearest neighbouring habitable room, should avoid reducing back-to-back distance for dwellings like these to less than 20 meters, and should not harm common building lines or positive repeating design features.

The extension would by virtue of its siting would not impede upon on any 45-degree line of sight from neighbouring windows. The south facing aspect and placement of neighbouring buildings would ensure no significant overshadowing would result for neighbouring sites. The proposal would introduce two new windows which would increase overlooking of 13 and 17 Greenfields Road.

While this is considered to be slightly worse in this respect compared to the existing situation; not to an unacceptable degree given the benefits in terms of residential amenity value through the addition of a third bedroom to a family home as per the aspirations of Policy H2.

It is noted that the plans do not indicate that the side-facing first-floor window serving a bathroom is not labelled as obscure-glazed. A condition would be sufficient to protect the privacy amenity of the dwelling and neighbours.

Over half of the existing private outdoor amenity space would be maintained if the proposal were to be built.

Further to the analysis above, the proposal is considered to accord with the aims of policy CC8, H2 and H10 of the Local Plan (2019) with respect to residential amenity concerns.

7.4 Biodiversity and sustainability

Part 'b' of Policy EN12 indicates that all development sites should not result in a net loss of biodiversity or geodiversity. These aims are supported by Policy H9 which states that an extension will only be acceptable where it does not result in the loss of biodiversity within gardens.

The proposal site the roof of a single-storey rear extension and as such does not have any notable vegetation or protected trees which could be negatively impacted by the proposal.

The proposal is not considered likely to result in a net loss of biodiversity or geodiversity. As such the proposal is considered to accord with the biodiversity and sustainability considerations of Policies H9 and EN12 of the local plan.

8. CONCLUSION

The proposed development has been assessed and the proposed works are in accordance with the above relevant policies and planning permission can be granted.

9. RECOMMENDATION

GRANT

10. CONDITIONS

1. Standard time limit (TL1)
2. Standard approved plans (AP1)
3. Materials to match (M1)
4. Obscure glazed window