

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 212069

Address: 10 Ennerdale Road, Reading RG2 7HH

Applicant: Mr Eddie Lukwayi

Proposal: 2 storey side extension, loft conversion with dormer, skylights, single-storey rear with lanterns, and front porch. (amended)

Target date: 25/3/2022 (extended)

Case officer: Marcelina Rejwerska

1. Site Description and Surrounding Area:

The proposal site is a two-storey semi-detached dwelling on Ennerdale Road. The dwelling is set back from the road with a front garden and paved driveway, which extends up along the side of the property. The property also has a generous rear garden. Ennerdale Road is a residential road characterised by semi-detached properties of similar style and design, several of which have existing extensions and alterations. The property is not listed nor in a conservation area.

2. Proposal:

Planning permission is sought for a two storey side extension, a loft conversion including a rear dormer and skylights, a single storey rear extension, and a new front porch.

Side extension

The proposed two storey side extension will measure 1.23m in width and align with the front elevation and the proposed rear extension. The side extension will be finished in matching brickwork and render, with new windows and external door on the side elevation at the ground floor level.

Loft conversion and dormer

The proposed loft conversion will include a hip to gable roof alteration, 3 new skylights at the front elevation and a rear dormer. The dormer will measure 6.08 in width, 2.14 in height and 3.09 in depth. The dormer includes two new windows and a skylight. Dormer to be finished in zinc cladding.

Rear extension

The proposed single storey rear extension measures 3m in depth and 2.94m in height across the width of the main dwelling and the proposed side extension. The rear extension will be finished in matching brickwork and have bifold doors at the rear.

Front porch

Proposed front porch will extend 0.73m away from the front elevation. Two low brick walls will support a pitch roof canopy above the front entrance.

2.1. Plans Considered:

21119.S.PP - 04 Rev A Proposed Ground Floor

21119.S.PP - 05 Rev A Proposed First Floor

21119.S.PP - 06 Rev A Proposed Second Floor

21119.S.PP - 07 Rev A Proposed Elevations

21119.S.PP - 09 Block Plan

Received 25/3/2022

21119.S.PP - 01 Existing Ground Floor
21119.S.PP - 02 Existing First Floor
21119.S.PP - 03 Existing Elevations
21119.S.PP - 08 Location Plan

Received 4/1/2022

3. Relevant Planning History:

None.

4. Consultation Responses:

4.1. Internal Consultees

None consulted.

4.2. External Consultation

The following addresses were formally consulted via letter on 6/1/2022:

7 and 9 Stanhope Road
8 and 12 Ennerdale Road

1 objection received concerning the scale of the rear extension and potential loss of privacy from the rear dormer Juliet balcony. Concerns over effect of construction on vegetation in rear gardens.

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

5. Discussions with applicant/agent

The proposal was amended to scale down the proposed rear dormer, including removal of a proposed Juliet balcony, and scale down the proposed rear extension from the initial 5m depth to 3m.

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 has been reduced significantly in size to a more acceptable depth of 3m. The side extension is also considered modest in width and therefore acceptable.
 - The proposed rear dormer has been scaled down to an acceptable size.
 - Proposed materials will match the existing - the proposal is considered acceptable in terms of design.
 - A condition is recommended to restrict the use of the flat roof at the rear 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 Ennerdale Road have similar rear and side extensions, as well as flat roof rear dormers. This proposal will not appear out of character.
 - There is sufficient space maintained between the property and the neighbouring no. 8 Ennerdale Road to prevent a terracing effect.
 - Although less common on Ennerdale Road, the proposed front porch is modest in size and respects the prevailing building line, and is therefore considered acceptable.
- *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 rear dormer will create new views from the rear of the property; however, these are not considered to create a risk of overlooking or loss of privacy.
- Access to sunlight and daylight
 - The proposed rear extension passes the 60-degree line test, mitigating any concerns of overshadowing to the adjoining no. 12 Ennerdale Road.
- Visual dominance and overbearing effects of a development
- Harm to outlook
 - The proposal is considered acceptable size, scale and design and therefore not considered to be harmful to wider outlook.

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/not 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