

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 211548

Address: 25 Juniper Way, Tilehurst, Reading RG31 6NB

Applicant: Junaid Ali

Proposal: Single storey rear extension, reinstatement of original frontage line (removal of retrofitted porch), garage conversion, first floor extension.

Target date: 14/11/2021

Case officer: Marcelina Rejwerska

1. Site Description and Surrounding Area:

The proposal site is a two storey semi-detached dwelling on Juniper Way, in Tilehurst. The front of the property has a storm porch and single garage at ground floor level. The property has a catslide roof and a covered through way at the side of the property. At the rear, the property has a single storey extension with a depth of 1.28m from the assumed original line of the house. The house benefits from a paved driveway and generous rear garden.

Juniper Way is a residential road characterised by semi-detached dwellings. Most properties on Juniper Way have a catslide roof, however overall, the road is quite varied in design. The property is not listed nor in a conservation area.



1 Google Maps image demonstrating the location of 25 Juniper Way. Image retrieved on 1/10/2021

2. Proposal:

Planning permission is sought for a single storey rear extension, removal of retrofitted porch, garage conversion and a first floor extension.

Single storey rear extension

The proposed rear extension would replace the existing rear extension, enlarging the footprint to 4m depth from the assumed original line of the house, infilling the space between the back of the garage and the existing rear extension. The rear extension would have a hipped roof with 4 new roof lights, measuring 2.4m to the eaves, and 3.3m in total height. The extension would be set 0.25m away from the property boundary. The rear extension will also require extension of the existing rear patio by approx. 2.2m.

Reinstatement of original frontage and garage conversion

The proposed removal of the porch would reinstate the front entrance to its original design. The garage conversion would include internal alterations and the removal of the garage door to be replaced with a window. The covered pathway on the side of the property would remain unaffected.

First storey extension

The proposed first floor extension will be set back 0.45m from the front elevation, to allow retention of part of the catslide roof feature. The extension will measure 1.3m in width. At the rear, the proposed extension will align with the rear elevation of the main dwelling. The roof pitch will match the main dwelling, set down 0.15m. The existing roof alignment will require a flat roof projection at the rear elevation.

2.1. Plans Considered:

20047-012 Rev.05 - Proposed Front and Rear Elevations

Received 18/11/2021

20047-011 Rev.04 - Proposed Floor Plans

20047-013 Rev.04 - Proposed Side Elevations

Received 17/11/2021

20046-002 Rev.01 - Existing Front and Rear Elevations

20046-003 Rev.01 - Existing Side Elevations

20046-001 Rev.01 - Existing Floor Plans

20046-000 Rev.01 - Site and Location Plans

20046-010 Rev.01 - Existing and Proposed Block Plan

Received 17/10/2021

3. Relevant Planning History:

76/01045/00 - Erection of a storm porch - Application Permitted 21/1/1977

82/TP/0063 - Rebuild and raise existing boundary wall and form covered way - Application Permitted - 4/3/1982

4. Consultation Responses:

4.1. Internal Consultees

West Berkshire Council - No objections

Transport - No objections

4.2. External Consultation

The following addresses were formally consulted via letter on 28/9/2021:

23 and 27 Juniper Way

3 objections received citing concerns regarding:

- Overbearing scale of proposed extensions
- Potential overshadowing and loss of privacy to neighbouring properties
- Incorrect drawings submitted

In addition, a site notice was displayed by the applicant on site.

5. Discussions with applicant/agent

Officer requested amendments including retention of catslide roof, scaling down proposed rear extension and removal of proposed second floor box dormer; Agent submitted amended plans.

Officer requested roof of proposed first floor extension to be set down from the ridge of main dwelling roof; agent supplied amended plans.

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. Safeguarding Amenity

This proposal has also been assessed against 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
 - No identified risk of overlooking or loss of privacy to neighbouring properties.
- Access to sunlight and daylight
 - No identified risk of overshadowing of neighbouring properties.
- Visual dominance and overbearing effects of a development

- Proposal is considered subservient to the main dwelling.
- Harm to outlook
 - No identified risk to amenity of neighbouring properties; proposed extensions are considered acceptable in scale and design.

8.2. 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 single storey rear extension will replace the existing rear extension, extending the depth to a total of 4m, with eaves measuring to 2.4m and a total roof height of 3.3m. The roof will be hipped at either end with 4 roof lights, complementing the existing catslide roof. The proposed extension will have bifold doors opening up to an existing patio, which will be extended into the garden by approx. 2.2m. The proposed extension will be stepped back 0.25m away from the boundary with the neighbouring property.
 - The proposed materials will match the existing.
 - As such, the proposal is considered acceptable in terms of scale and design.
 - The proposed new window at the front elevation to replace the existing garage door as part of the proposed garage conversion complements the existing fenestration at the front elevation of the property and is therefore considered acceptable.
 - The proposed first floor extension will extend the existing bedrooms on the first floor of the property, measuring 1.3m in width, set back 0.45m from the front elevation, while aligning with the elevation at the rear. The extension will retain some of the catslide roof feature, with the roof set down from the ridge of the main dwelling. At the rear of the property, the design of the roof of the main dwelling will require a flat roof projection, matching the existing projection at the rear of the main dwelling. As such, this is considered acceptable in terms of 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.*
 - Other properties on Juniper Way have rear extensions, such as no.27 and 29, and as such the proposed rear extension would not be out of character for this street.
 - While the first floor extension is less common on Juniper Way, the effort to retain some of the catslide roof feature which is characteristic of this street is welcomed, although obscuring the feature is a shame, on balance this proposal is acceptable.
- *Does not result in a loss of biodiversity within gardens.*
 - Proposal is unlikely to have a significant impact on biodiversity within rear garden.

8.3. 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.*
 - This proposal will not represent an unacceptable loss in private outdoor space.

9. Conclusion

The proposed development would not be harmful to the character or appearance of the site or its surroundings 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), 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).

RECOMMENDATION: GRANT PERMISSION

Conditions

TL1
AP1
M1
DC1

Informatives

IF3
I24