

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 211730

Address: 87 York Road, Reading RG1 8DU

Applicant: Liz Aitken & Peter Curd

Proposal: Single storey rear extension with alterations to fenestration and roof lights, including demolition of existing conservatory.

Target date: 16/12/2021

Case officer: Marcelina Rejwerska

1. Site Description and Surrounding Area:

The proposal site is a mid-terrace two storey dwelling on York Road. At the rear, the property is finished in render and includes a two storey element which projects away from the main dwelling at approx. 4.25m with a width of 2.83m. The rear of the property also includes an existing conservatory which has a depth of 2.54m. The property has a modest rear garden. York Road is a predominately residential road, with terraces of properties on the west side of the road, and a primary school on the east side of York Road. The property is not listed nor in a conservation area.

2. Proposal:

Planning permission is sought for a single storey rear extension to replace the existing conservatory, and fenestration changes such as a new first floor window at the rear, and replacement of the existing back door with a window. The proposed rear extension will measure 4.25m in depth, to align with the existing rear element, and will be set back from the boundary with the adjoining no.85 York Road. The extension will have a pitched roof with roof lights.

2.1. Plans Considered:

1841-01 Existing Plans

1841-02 Existing Elevations

1841-03 Proposed Block Plan

1841-04 Proposed Plans

1841-05 Proposed Elevations

Received 21/10/2021

3. Relevant Planning History:

None.

4. Consultation Responses:

4.1. Internal Consultees

None.

4.2. External Consultation

The following addresses were formally consulted via letter on 28/10/2021:

85, 89 York Road

90, 92 Addison Road

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

5. Discussions with applicant/agent

13/12/21 - Agent confirmed extension to have facing brickwork to match the existing at the rear of the property.

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 is considered subservient in terms of size and scale and therefore acceptable. Facing brickwork will match the existing.
 - The proposed fenestration changes including a new first floor window reflect the character and appearance of the property as a whole and are therefore deemed acceptable.
 - The proposed pitched roof with tiles to match the existing main roof are considered acceptable. The pitch reduces risk of proposal being overbearing on the adjoining no.85 York Road.
- *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.

- No. 87 differs from other properties in the terrace due to having more space at the back of the property to accommodate an extension of this size. Therefore, although uncommon on this section of York Road, the proposal is not considered to be harmful to the wider character of the street.
- The proposal is located at the rear of the property and therefore is not considered to pose a risk of the street scene.
- *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
 - Addition of new window on first floor level at the rear does not create any new views which could pose a risk of overlooking.
- Access to sunlight and daylight
 - No identified risk of overshadowing to neighbouring properties.
- Visual dominance and overbearing effects of a development
 - The proposal is close in proximity to the adjoining no.85, with a risk of creating an enclosed tunnel between the proposed extension and the window and outdoor space of the neighbouring property; this has been adequately addressed and the risk reduced by way of lowered eaves at the property boundary, and setting the proposed rear extension back away from the property boundary further than the existing rear single storey element which currently sits on the property boundary.
- Harm to outlook
 - The proposal is subservient to the main dwelling and therefore does not pose a risk of harm to outlook of the wider street.

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

Informatives