

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Southcote

App Ref: 210620 / HOU

Address: 64A Cockney Hill, Reading, RG30 4EU

Proposals: Proposed single storey rear extension following demolition of existing conservatory.

Case Officer: Beatrice Malama

Date received (valid from): 21st April 2021 **Target date:** 16th June 2021

SITE DESCRIPTION

The site is a two-story detached located in a predominantly residential area comprising of detached and semi-detached dwellings of varying styles and designs. The site like most properties in the area has a large back garden with enough vegetation. The property is not listed and does not fall within a conservation area however there are TPOs located at the end of the back garden.

PROPOSED DEVELOPMENT

The proposed rear extension which measures 4.9m deep from the existing rear wall, approximately 5.5m wide would replace the existing conservatory which measures 4m deep and 5.5m wide. The proposed rear elevation would have a pitched roof to match the existing house. The proposed Exterior walls would be of brickwork with doors and windows designed to match that on the existing house.

Plans considered;

Drawing No. CH-01 - Site Location and Block Plan

Drawing No: CH-02 - Existing Floor and Roof plans

Drawing No: CH-03 - Existing Elevations

Drawing No: CH-04 - Proposed Floor and Roof plans

Drawing No: CH-05 - Proposed Elevations

As received on 21st April 2021

RELEVANT PLANNING HISTORY

Application No.	Description	Decision	Date
111797	Proposed rear conservatory	Granted	14 October 2011
120603	Horse chestnut - reduce selected branches blocking street light	Granted	20 November 2012

CONSULTATIONS

Confirmation that the site notice was displayed on 3rd May 2021 was received. The following neighbours were consulted by letters and two letters of representation were received however one was not directly related to the proposal.

19 Haywood Way, Reading, RG30 4QP

62B Cockney Hill, Tilehurst, RG30 4EU

62A Cockney Hill, Tilehurst, Reading, RG30 4EU

64B Cockney Hill, Tilehurst, Reading, RG30 4EU

64 Cockney Hill, Tilehurst, Reading, RG30 4EU

The neighbour at No. 62B Cockney Hill objected on grounds of loss of privacy and overlooking. This concern is addressed later in the report under Residential Amenity section

Internal Consultation - Natural Environment

The applicant submitted additional supporting information requested for by the Natural Environment Officer.

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.

Relevant Planning Policy and Guidance

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with policies in 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'.

National Planning Policy

National Planning Policy Framework (2019)

National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7- Design and the Public Realm

CC8 - Safeguarding Amenity

H9 - House Extensions and Ancillary Accommodation

SPG/SPD

A Design Guide to House Extensions SPG (2021)

Assessment

Character and appearance

Policy CC7 (Design and the Public Realm) requires that all developments be of high design quality, whilst Policy H9(House Extensions and Ancillary Accommodation) requires that an extension “respects the character and appearance of the house in terms of scale, location, materials and design, and that it should not harm the character and pattern of neighbouring houses and the appearance of the street scene”.

The scale, design and materials of the proposed extension complement that of the original house. The proposed rear extension would have doors, windows and roof that match that of the existing house. proposed rear extension would not be considered harmful on the character and appearance of the existing house and the street scene. The proposed development therefore does not harm the character or appearance of the existing house nor have a detrimental impact on the wider area.

Residential Amenity

CC8 (Safeguarding Amenity) seeks to prevent development causing detrimental impact on the neighbouring properties; policy H9 (House Extensions and Ancillary Accommodation) provides that extensions should not cause an overbearing impact on neighbours”.

Although the proposed single story extension would be constructed on the existing raised patio with windows and doors on the side elevation facing the neighbour at No. 62B Cockney Hill and the descending steps located on the side near the boundary fence shared with No. 62B, there would be no overlooking of the neighbouring house as there are existing trees (google photo shown below) on this part of the boundary which would act as a form of screening between the houses. In addition, the existing gap between the site and neighbouring house at No. 62B would be retained and thus would allow a sense of spaciousness to be retained. The proposed extension therefore is unlikely to cause loss of privacy to the neighbours. Furthermore, the extension is unlikely to cause any loss of sunlight, daylight or overshadowing to the neighbouring house. The proposed development would be considered unlikely to cause an overbearing impact on neighbours.

Figure 1: Google Photo showing existing trees on the boundary between the site and neighbouring house



Natural Environment - Tree Protection

Although the proposed development is within 15m of the trees (TPOs), the impact of the proposed extension on the trees would not be detrimental as the development would be constructed on the existing raised patio. The proposed development replaces the existing conservatory whose footprint is marginally smaller than the proposed extension. The photos below show the existing rear elevation depicting the existing conservatory and trees (TPO) in the back garden. Based on the photos, it is evident that the proposed development would be considered unlikely to harm existing TPOs located at the end of the back garden as the extension would not extend beyond the existing patio walls.

Figure 2: Rear elevation showing existing conservatory



Figure 3: Back Garden viewed from conservatory



Conclusion

The proposed extension is considered to be in accordance with the Reading Borough Local Plan (2019) and the Design Guide to House extensions (2021) and therefore the application is recommended for approval subject to conditions.

Recommendation:

Grant

CONDITIONS

1. Time Limit (Standard) TL1
2. Approved Plans Ap1
3. Materials (As Specified) M3