

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Southcote

App Ref: 200805/HOU

Address: 133 Wykeham Road, Reading, RG6 1PW

Proposals: Proposed single storey front porch extension

Case Officer: Mr David Brett

Applicant: Mr G Giannidis

Date received (valid from): 31/08/2021

Target Decision date: 12/11/2021, extension of time on decision agreed from 26/10/2021

1. INTRODUCTION

The proposal site is a two-storey middle dwelling of a 4-dwelling terraced row on Wykeham Road. Number 133 is located opposite of the junction to Auckland Road. The area is considered predominantly residential with a terraced dwellings.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a single storey front porch extension.

Plans considered:

- ~~Proposed Ground Floor Plan - GIANNIDIS-0821-01~~
- ~~Proposed Elevations - GIANNIDIS-0821-02~~
- Existing Plans & Elevations - GIANNIDIS-0821-03
- ~~Section A-A - GIANNIDIS-0821-04~~
- ~~Block & Location Plans - GIANNIDIS-0821-05~~

Received on 31/08/2021

- Proposed Ground Floor Plan - GIANNIDIS-0821-01 Rev A
- Proposed Elevations - GIANNIDIS-0821-02 Rev A
- Section A-A - GIANNIDIS-0821-04 Rev A
- Block & Location Plans - GIANNIDIS-0821-05 Rev A

Received on 02/11/2021

3. RELEVANT PLANNING HISTORY

180425/HOU - Proposed joint application for single storey rear extension and part first floor rear extension - Application Permitted on 08/05/2018

190131/FUL - Proposed single storey rear extension to both properties at No's 133 and 135 Wykeham Road and first floor extension to No.133 Wykeham Road - Application Permitted on 24/07/2019

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

131 Wykeham Road, Reading, RG6 1PW - No consultation response received.

135 Wykeham Road, Reading, RG6 1PW - Response received on 21/09/2021.

- Objects to the depth of the proposed porch extension.
- Concerns of loss of natural light.
- Concerns of overbearing development.
- Concerns that the porch extension is out of character with the terraced row.

Reading Borough Council, Transport - Response received on 21/09/2021.

- *There is no off-road parking associated with this property. The development site is located in an area designated as a Residents Parking Permit Area, therefore is subject to the rules and regulations of the scheme.*

- *Transport has no objections to this development as there is no change to parking or impact on other road users.*

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 Policy

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (Adopted November 2019)

CC7 Design and the Public Realm
CC8 Safeguarding Amenity
H9 House Extensions and Ancillary Accommodation
H10 Private and Communal Outdoor Space

SPG/SPD

Design Guide to House Extensions SPD (Adopted March 2021)

7. APPRAISAL

7.1 *House Extensions and Ancillary Accommodation*

In accordance with Reading Borough Local Plan 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 and locations.*
- *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.*

The proposed works are for a porch extension. The proposed porch extension has a depth of 1.3m and a width of approximately 2.01m. The total increase in footprint for the dwellinghouse would be approximately 2.6m². The proposed porch extension has a ground to eaves height of 2.3m and maximum height of 3.3m. The proposed porch extension features a pitched roof.

During the course of the application, the depth of the proposed porch extension was reduced to address officer concerns that the development would be out of proportion in terms of size and scale with the terraced row. Therefore, the proposed extension was considered not to respect the character and appearance of the existing dwelling and terraced row. The depth of the proposed porch extension was reduced from 1.8m to 1.3m. The reduction in depth is considered acceptable with the development as revised now considered to respect the character and appearance of the existing dwelling and terraced row. It is also considered pertinent to state that the proposed porch extension meets the requirements for a porch extension constructed under Permitted Development.

Overall, the proposed porch extension is considered appropriate in terms of size and scale in relation to the existing dwelling. The materials used in the construction of the porch extension have been specified to match. At a depth of 1.3m, the proposed porch extension is not considered to infringe any important building line along Wykeham Road. Whilst it is acknowledged that the other dwellings along the terraced row do not benefit from similar porch extensions, the porch extension proposed under this application is not considered an intrusive development by virtue of it being a new addition to the terraced row.

In accordance with Reading Borough Local Plan policy H9: House Extensions and Ancillary Accommodation, house extension proposals are acceptable where it:

- *Does not result in a loss of biodiversity within gardens.*

The proposed extension is considered not to result in a loss of biodiversity within the garden as the extension will be constructed on an already developed part of the site.

7.2 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*
- *Access to sunlight and daylight*
- *Visual dominance and overbearing effects of a development*
- *Harm to outlook*

Due to the size and scale of the proposed works, it is considered that the development would not harm the living conditions at neighbouring properties 131 and 135 Wykeham Road. The size and scale of the proposal as revised is such that harm would not come to outlook from neighbouring properties. There would also not be any harmful loss of light to the nearest habitable windows at neighbouring properties. The proposed works are considered to not harm the character and appearance of the existing street scene due to the size, scale and appearance of the proposed development.

Turning to the specific concerns raised by number 135; the depth of the proposed porch extension is considered to have been suitably reduced from 1.8m to 1.3m. The proposed porch extension is not considered to result in a harmful loss of natural light to the ground floor front room of 135 due to the height and depth of the proposed extension, and the orientation of the development with number 135 situated south of number 133. It should also be noted that (as demonstrated in Fig. 1) number 135 is also at a slightly higher elevation than number 131 by 0.45m, meaning that any visual impact of the proposed porch extension as viewed from the ground floor front room of number 135 is further reduced. As explained in paragraph 7.1 of this report; the porch extension proposed under this application is not considered an intrusive development by virtue of it being a new addition to the terraced row. This is in due to the size, scale, appearance and nature of the proposed development.

Overall, the proposed development is considered to be in accordance with Policy CC8 of the Reading Borough Local Plan in not having a detrimental impact on the living conditions of present and future occupants, and neighbouring residents.



Fig. 1 - Google Street View image of 133 (left) and 135 (right) Wykeham Road. Image captured in June 2018.

7.3 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. As the size of the private outdoor space will still be larger than the usable floor space of the dwelling on the ground floor.

7.4 Transport

As per the transport observations above, the proposals are satisfactory.

8. 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.

9. RECOMMENDATION

GRANT

10. CONDITIONS

TL1: Time Limit (Standard)

The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

AP1: Approved Plans

The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

- Proposed Ground Floor Plan - GIANNIDIS-0821-01 Rev A
- Proposed Elevations - GIANNIDIS-0821-02 Rev A
- Section A-A - GIANNIDIS-0821-04 Rev A
- Block & Location Plans - GIANNIDIS-0821-05 Rev A

Received on 02/11/2021

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

M1: Materials (To Match)

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with policies CC7 and H9 of the Reading Borough Local Plan 2019.

11. INFORMATIVES

Standard Informatives