

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 211576

Address: 57 Birdhill Avenue, Reading RG2 7JU

Applicant: Mrs Jaspreet Kaur

Proposal: Proposed single storey rear extension, single storey side extension and a front porch extension.

Target date: 17/11/2021

Case officer: Marcelina Rejwerska

1. Site Description and Surrounding Area:

The proposal site is a two storey semi-detached dwelling on Birdhill Avenue in Reading. The dwelling has an existing porch, and a detached garage set back from the property to create a generous paved driveway at the front of the property. The rear of the property has an existing conservatory and rear garden. Birdhill Avenue is a residential road characterised by semi-detached properties, many of which have existing extensions varying in size. The property is not listed nor in a conservation area.



1Google Maps image demonstrating the location of 57 Birdhill Avenue. Image retrieved on 6/10/2021

2. Proposal:

Planning permission is sought for a single storey rear extension to replace the existing conservatory, extending 5.5m away from the main property; a single storey side extension to replace the existing garage, which would join up the proposed rear extension; a new front porch to replace the existing porch.

2.1. Plans Considered:

P1258-01 - Location & Block Plan

P1258B-03 - Plans and Elevations

Received 11/11/2021

3. Relevant Planning History:

None.

4. Consultation Responses:

4.1. Internal Consultees

Transport - No objections, proposed parking layout plan approved.

4.2. External Consultation

The following addresses were formally consulted via letter on
56, 58 Birdhill Avenue, Reading

One objection received from 56 Birdhill Avenue, quoting concerns about overshadowing, and potential structural and environmental issues.

One comment received from 58 Birdhill Avenue received requesting the proposed side extension to be stepped away from the property boundary and side elevation windows to be obscured.

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

5. Discussions with applicant/agent

Requested the proposed side extension be stepped away from property boundary; agent submitted revised plans on 28/10/2021.

Agent submitted proposed parking layout plans on 28/10/2021, approved by Transport on 2/11/2021.

Officer requested amendments to reduce the proposed side extension in size; Agent submitted amended plans on 11/11/2021.

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

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 will measure 5.5m in depth and 7.1m width across the length of the main dwelling and the proposed side extension. This is considered acceptable in terms of size and scale.
 - The proposed single storey side extension will be set back from the main dwelling by 1m / 2.6m from the proposed porch. The extension will have a flat roof, a new window at the side elevation will be obscure glazed. This is considered acceptable in terms of scale and design.
 - The front porch will sit on the same footprint of the existing porch, with a hipped roof to match the main dwelling.
- *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 Birdhill Avenue have side and rear extensions similar to those proposed, such as nos. 55 and 56. As such, this proposal would not look out of place on this street.
 - The design of the proposed porch and side extension in their revised form are considered acceptable and therefore not harmful to the wider outlook of the street.
- *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
 - New side elevation window to be obscure glazed, reducing potential of overlooking by removing existing windows on the west side of the property.
- Access to sunlight and daylight
 - No identified risk of overshadowing to neighbouring properties.
- Visual dominance and overbearing effects of a development
- Harm to outlook
 - Proposal in its revised form is considered subservient to the main dwelling, and therefore not harmful to 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.

RECOMMENDATION: GRANT PERMISSION

Conditions

TL1

AP1

M1

DC1

PD5

Informatives

IF3

I24