

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Tilehurst

App Ref: 211326/HOU

Address: 11 Boundary Close, Reading, RG31 4ER

Proposals: Two Storey Side Extension

Case Officer: James Schofield

Date received (valid from): 11 August 2021 **Target Decision date:** 6 October 2021

1. SITE DESCRIPTION

Boundary Road is characterised by two-storey semi-detached dwellings. Some of which have been extended intensively, included two-storey side extensions like that at 20 Boundary Close.

2. PROPOSED DEVELOPMENT

The proposed development is for a two-storey side extension. Plans considered:

Drawing No. 11BC.MP01 Existing Plan & Elevations + Block & Location Plan

Drawing No. 11BC.MP02 Proposed Plan & Elevations

As received 12 August 2021

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

Neighbours

The following addresses were consulted by letter.

158 Park Lane, Tilehurst, Reading, Berkshire, RG31 4DU
154 Park Lane, Tilehurst, Reading, Berkshire, RG31 4DU
154a Park Lane, Tilehurst, Reading, Berkshire, RG31 4DU
148 Park Lane, Tilehurst, Reading, Berkshire, RG31 4DU
10 Boundary Close, Tilehurst, Reading
150 Park Lane, Tilehurst, Reading
150a Park Lane, Tilehurst, Reading, RG31 4DU
158a Park Lane, Tilehurst, Reading, RG31 4DU
156 Park Lane, Tilehurst, Reading, RG31 4DU
156a Park Lane, Tilehurst, Reading, RG31 4DU

No letters of representation have been received. The applicant submitted a form indicating that a Site Notice was duly displayed on the 18th of August 2021.

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 Planning Policy

National Planning Policy Framework (2019)

National Planning Practice Guidance

Reading Borough Local Plan (adopted 2019)

CC7: Design and the Public Realm

CC8: Safeguarding Amenity

H9: House Extensions and Ancillary Accommodation

H10: Private and Communal Outdoor Space

EN12: Biodiversity and the Green Network

SPG/SPD

A Design Guide to House Extensions SPG

7. APPRAISAL

7.1 Principle of development

The application seeks permission for a two-storey side extension to an existing residential dwelling. Such domestic works are supported in principle by Policy H9 (House Extensions and Ancillary Accommodation) of the Local Plan (2019) subject to a number of criteria ensuring the effects of such extensions and alterations respect its context and are not harmful. These considerations will be examined in more detail in the following sections.

7.2 Character and scale

Local Policy CC7 states that, development must be of a high design quality that maintains and enhances the character and appearance of the area in Reading in which it is located. Policy H9 states that an extension will be acceptable where it: respects the character of the house, respects the pattern of neighbouring properties, and does not present a large blank façade to public areas.

The two-storey side extension is set back and down of the original dwelling as viewed in the streetscene which ensures it remains visually subordinate. The overall scale of the side extension is proportion to, and subordinate to, the main dwelling.

The development is not considered to cause any harm to the character or appearance of either the dwelling or the wider area, and therefore, accords with the aims of Policy CC7 and the design considerations of Policy H9.

7.3 Amenity

Policy CC8 states an extension to a house will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties. Policy H10 aims to ensure suitable outdoor private and communal outdoor amenity space is prioritised in development decision. The SPD 'Design guide to house extensions' provides guidance on design considerations for single-storey rear extensions, which outlines that the design should not detract from the existing dwelling, not encroach on a line taken 45 degrees from the mid-point of the nearest neighbouring habitable room, and should not harm common building lines or positive repeating design features.

The two-storey side extension would encroach upon the views of 10 Boundary Close, specifically; two first-floor side elevation windows and two ground floor side elevation windows. After reviewing the plans for planning application 98-00513-FUL (the application for the side extension to 10 Boundary Close) it can be confirmed the first-floor windows serve a stairwell and bathroom, while the ground floor windows serve an attached garage and bathroom. These windows serve less sensitive rooms and the proposal would not run counter to the guidance in the SPD.

One new first-floor window would be added to the rear elevation of 11 Boundary Close. This is to serve a bathroom. A condition requiring this window to be obscure-glazed is considered prudent to ensure the privacy of the proposal site and neighbouring outdoor amenity space.

The siting of the proposed extension and the existing side extension to 10 Boundary Close ensure there would be little to no overshadowing or overbearing issues which would result from the scheme. The proposal does not include any side-flank fenestration.

The proposal would leave over half the plot undeveloped. It is noted the site has a relatively small amount of private outdoor amenity space left before this application was submitted. The part of the site proposed to be developed is considered unlikely to be part of the protected private outdoor amenity space for the site. As such the proposal accords with the aims of Policy H10.

Subsequent to the above analysis, whilst constituting a large extension, in this instance and based on the sites individual circumstances, the proposed development is deemed to accord with Policy CC8 and the overbearingness considerations of Policy H9 and H10.

7.4 Biodiversity and sustainability

Part 'b' of Policy EN12 indicates that all development sites should not result in a net loss of biodiversity or geodiversity, and should provide a net gain for biodiversity wherever possible through new tree planting, wildlife friendly landscaping and other ecological enhancements. These aims are supported by Policy H9 which states that an extension will only be acceptable where it does not result in the loss of biodiversity within gardens.

The proposal site is currently occupied by hardstanding serving as a car parking area. The proposal is not considered likely to result in a net loss of biodiversity or geodiversity. As such the proposal is considered to accord with the biodiversity and sustainability considerations of Policies H9 and EN12 of the local plan.

8. CONCLUSION

In light of the above assessment the proposal is considered to accord with the requirements of the development plan. As such, the proposed development is recommended for approval subject to conditions.

9. RECOMMENDATION

GRANT

10. CONDITIONS

1. TL1 Standard time-limit
2. AP1 Standard approved plans
3. M1 Materials to match