

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 211595

Address: 24 Prospect Street, Reading RG1 7YG

Applicant: Mr Glenn Burden

Proposal: Proposed ground floor wraparound extension, floor plan redesign and all associated works

Target date: 22/11/2021

Case officer: Marcelina Rejwerska

1. Site Description and Surrounding Area:

The proposal site is a two storey mid-terrace dwelling on Prospect Street. The rear of the dwelling is 'L' shaped, with a rear two storey element projecting 5.51m from the main dwelling, with a pitched roof. The property benefits from a long narrow rear garden. Prospect Street is a residential road with properties varying in design. On the west side of the street, the larger Edwardian semi-detached houses have attractive polychrome brick and terracotta embellishments.

The proposal site dwelling is located within the Russell Street/Castle Hill/Oxford Road conservation area but is not a listed building.

2. Proposal:

Planning permission is sought for a single storey rear wraparound extension, to measure 3.89m in depth from the rear element, and 9.4m total from the rear elevation of the main dwelling. The proposed extension would have a flat roof with skylights and materials to match the existing.

2.1. Plans Considered:

Ref: 81946 - 1100A, 1200A, 1201A, 1300A, 3100A, 3200A, 3201A, 3300A

Block Plans: 81946 - 3500A

Site Location Plan

Site Photos

Received 27/10/2021.

3. Relevant Planning History:

None.

4. Consultation Responses:

4.1. Internal Consultees

Conservation Area Advisory Committee (CAAC) - No response received.

4.2. External Consultation

The following addresses were formally consulted via letter on 8/10/2021.

22 and 26 Prospect Street, Reading

No responses were received.

In addition, a site notice was displayed on site.

5. Discussions with applicant/agent

Discussed with agent changing roof finish to pitched roof, however, the agent expressed preference for a flat roof.

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
EN3 Enhancement of Conservation Areas
H9 House Extensions and Ancillary Accommodation
H10 Private and Communal Outdoor Space

Design Guide to House Extensions Supplementary Planning Document (2021)

Russell Street/Castle Hill Conservation Area Appraisal (2020)

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 3.89m in depth from the existing rear element, infilling the 'L' shape to form a rear extension which stretches the width of the property. This is considered acceptable in terms of size and scale.
 - The proposed brickwork will match the existing, while the proposed aluminium doors and windows will complement the existing 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.*
 - Both neighbouring properties on either side of no. 24 have rear extensions of similar size, as such the proposed extension will not look out of place nor appear overbearing. The flat roof design contrasts with the pitched roofs of the main dwelling but the subservient scale would ensure that it does not appear harmful to the character or appearance of the Conservation Area.
- *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
 - The proposal would not introduce new opportunities for overlooking from windows.
- Access to sunlight and daylight
 - No identified risk of overshadowing to neighbouring properties.
- Visual dominance and overbearing effects of a development
 - Proposal is considered acceptable in terms of size and scale.
- Harm to outlook
 - The proposal is placed at the rear of the property and therefore does not pose a risk to outlook of the street scene.

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.

8.4. Enhancement of Conservation Areas

As the proposal is contained to the rear of the site, it is not considered that the overall modest scale of the development would cause substantial harm to the setting of the Conservation Area. As such, the proposal is considered acceptable in relation to Policy EN3 of the Reading Borough Local Plan (2019).

8.5. Russell Street/Castle Hill Conservation Area Appraisal

The proposal has taken into consideration the Russell Street/Castle Hill Conservation Area Appraisal, which states issues and vulnerabilities in the area, including:

- *The on-going degradation of property façades with the loss of historic features and detailing such as traditional doors and windows, roofing materials, and frontage treatments. This is most noticeable along the Oxford Road, **Prospect Street**, Russell Street and in streets to the east with Waylen Street, Zinzan Street, Howard Street, Anstey Street, Body Road, Carey Street and Baker Street.*
 - The proposal is located at the rear of the property and will therefore not contribute to the degradation of facades in this conservation area.

9. Conclusion

The proposed development would not be harmful to the character or appearance of the site or its surroundings, including that of the Conservation Area, and would not have a detrimental impact on the original building or neighbouring properties. As such the proposed works are considered to be in accordance with CC8 (Safeguarding Amenity), EN3 (Enhancement of Conservation Areas), H9 (House Extensions and Ancillary Accommodation) and H10 (Private and Communal Outdoor Space) of the Reading Borough Local Plan (2019) along with the Councils Supplementary Planning Guidance A Design Guide to House Extensions (2021), and the Russell Street/Castle Hill Conservation Area Appraisal (2020).

RECOMMENDATION: GRANT PERMISSION

Conditions

TL1

AP1

M1

PD5

Informatives