

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Tilehurst

App Ref: 210761/HOU

Address: 11 Enborne Close, Tilehurst, Reading

Proposals: Proposed front in-fill extension with pitched tiled roof

Case Officer: Sian Hickey

Date received (valid from): 13th May 2021 **Target date:** 8th July 2021

SITE DESCRIPTION

The application site is a two story terraced house with a pitched roof. The property is not listed and does not fall within a conservation area. The surrounding area is predominantly residential.

PROPOSED DEVELOPMENT

The proposed development is for a single-storey front infill extension, and to convert the existing store into extended study area and replace the existing garage door with a bay window with a new pitched roof over. Materials have been selected to match those of the existing property.

Plans considered;

Drawing No: 21/22/01 - Location Plan and Block Plan

Drawing No. 21/22/02 - Existing and Proposed Floor Plans and Elevations

As received on 13th May 2021

RELEVANT PLANNING HISTORY

None

CONSULTATIONS

A site notice was sent to the Agent on 20th May 2021 and the following addresses were consulted by letter:

9 and 15 Enborne Close, Tilehurst

43 and 45 Chapel Hill, Tilehurst

No letters of representation have been received.

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

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 should not harm the character and pattern of neighbouring houses and the appearance of the street scene”.

Given the small scale nature of the proposed extension it would remain subservient to the host dwelling and with materials to match which would help aid its integration with the property. Whilst visible from the street scene, it is not considered to result in such an incongruous addition to result in any unacceptable harm to either the character of the host property or wider street scene such to warrant a refusal on this basis.

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”.

As the proposal is single story there would be no overlooking of neighbouring houses therefore the extension is unlikely to cause loss of privacy to the neighbour. In addition, the extension is unlikely to cause any loss of sunlight, daylight or overshadowing to the neighbouring houses.

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