

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Church

App Ref: 211188 / HOU

Address: 29 Windermere Road, Reading

Proposals: Proposed single storey side garage/shed extension

Case Officer: Sian Hickey

Date received (valid from): 12th August 2021 **Target date:** 7th October 2021

SITE DESCRIPTION

The application site is two story semi detached house with a hipped roof. The property benefits from an existing single storey rear projection. 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 a single storey side extension which measures 2m deep from the existing side wall and approximately 6.178m along the side elevation. The proposed extension would have a flat roof with a slight slope. Exterior wall finishes will be horizontal timber boarding. One door will be located in the rear elevation, and timber garage doors with windows will be located in the front elevation.

Plans considered;

Location Plan

Drawing No: 132/01 - Existing Floor Plans

Drawing No: 132/02 - Existing Elevation Plans

Drawing No: 132/03- Proposed Floor Plans

Drawing No: 132/04 - Proposed Elevation Plans

Drawing No: 132/05 - Existing and Proposed Roof Plan

Drawing No: 132/06- Proposed Block Plan

As received on 9th August 2021

RELEVANT PLANNING HISTORY

070775 - Single storey rear extension and front door porch canopy. (Resubmission of application 07/00388/FUL)- Approved

071000 - Single storey rear extension and the erection of a new front facing porch - Approved

CONSULTATIONS

Confirmation that the site notice was displayed was received on 19th August 2021. The following addresses were consulted by letter and no letters of representation were received.

27 Windermere Road, Reading, RG2 7HR

31 Windermere Road, Reading, RG2 7HR

68 Windermere Road, Reading, RG2 7HR

70 Windermere Road, Reading, RG2 7HR

72 Windermere Road, Reading, RG2 7HR

74 Windermere Road, Reading, RG2 7HR

Internal Consultations

RBC Transport - No objection

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 SPD (2021)

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”.

Although the proposed side extension would have a different roof type from the existing house, the impact on the overall appearance of the existing house would not be considered detrimental. In addition, the scale, proposed design and materials complement that of the original house. The proposed development does not harm the character or appearance of the existing house nor have a detrimental impact on the wider area. Furthermore, the extension would not be considered harmful on the character and appearance of neighbouring houses and the street scene as the front elevation of the property is set back from the road and there is currently a wooden gate and fence where the proposed extension will be located.

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 storey there would be no overlooking of neighbouring properties and since there is an existing boundary fence and then a gap between the site and neighbouring house, the proposal is unlikely to cause loss of privacy to the neighbours. In addition, the extension is unlikely to cause any loss of sunlight, daylight or overshadowing to the neighbouring houses due to its size and orientation.

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