

## DELEGATED HOUSEHOLDER APPLICATION REPORT

**Application No:** 211479

**Address:** 25 Juniper Way, Tilehurst, Reading RG31 6NB

**Applicant:** Junaid Ali

**Proposal:** Single storey rear extension, reinstatement of original frontage line (removal of retrofitted porch), and garage conversion.

**Target date:** 10/11/2021

**Case officer:** Marcelina Rejwerska

### 1. Site Description and Surrounding Area:

The proposal site is a two storey semi-detached dwelling on Juniper Way, in Tilehurst. The front of the property has a storm porch and single garage at ground floor level. The property has a catslide roof and a covered through way at the side of the property. At the rear, the property has an existing single storey extension with a depth of 2.6m from the assumed original line of the house. The house benefits from a paved driveway and generous rear garden.

Juniper Way is a residential road characterised by semi-detached dwellings. Most properties on Juniper Way have a catslide roof, however overall, the road is quite varied in design. The property is not listed nor in a conservation area.



*1 Google Maps image demonstrating the location of 25 Juniper Way. Image retrieved on 1/10/2021*

### 2. Proposal:

Planning permission is sought for a single storey rear extension, removal of retrofitted porch and a garage conversion.

#### Single storey rear extension

Proposed single storey rear extension to replace the existing rear extension. Proposed extension to measure 4m in depth, across the width of the main dwelling, stepped back 0.25m from boundary with no.23 Juniper Way. Proposed extension to have a hipped roof, with height of 2.4m to the eaves, and 3.3m total height. Roof to include 4 new roof lights. New bifold doors will require alterations to the existing patio.

#### Reinstatement of original frontage and garage conversion

Removal of retrofitted porch to relocate front door at the front elevation of the property. Proposed garage conversion to habitable space, including replacement of garage door with window to match design and position of existing windows at front elevation. Covered way at the side of the property to remain unaffected.

**2.1. Plans Considered:**

20046-010-04 Existing and Proposed Block Plan  
20046-001-03 Existing Ground and First Floor  
20046-002-03 Existing Front and Rear Elevation  
20046-003-02 Existing Left and Right Elevation  
20046-011-06 Proposed Ground and First Floor  
20046-012-06 Proposed Front and Rear Elevation  
20046-013-05 Proposed Left and Right Elevation  
20046-019-03 Existing and Proposed Patio

Received 10/11/2021.

**3. Relevant Planning History:**

76/01045/00 - Erection of a storm porch - Application Permitted 21/1/1977  
82/TP/0063 - Rebuild and raise existing boundary wall and form covered way - Application Permitted - 4/3/1982

**4. Consultation Responses:**

**4.1. Internal Consultees**

West Berkshire District Council - no objections  
Transport - no objections

**4.2. External Consultation**

The following addresses were formally consulted via letter on 16/09/2021:

21, 23 and 27 Juniper Way

3 objection letters received citing concerns such as:

- Overbearing size and scale of proposed rear extension
- Potential risk of overshadowing and loss of privacy to neighbouring properties due to sloping nature of the road
- Rear extension placed too close to property boundary, concerns regarding encroachment on neighbouring properties
- Incorrect drawings.

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

**5. Discussions with applicant/agent**

- Officer discussed with Agent stepping back from the property boundary, which was agreed via email. Agent supplied amended plans on 24/9/2021.
- Officer discussed with Agent scaling down the proposed rear extension from the original proposed 6m, changing the proposed roof design to a hipped roof and reducing the eaves height to match the existing. Agent supplied amended plans on 28/10/2021.

**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  
H10 Private and Communal Outdoor Space

### **Design Guide to House Extensions Supplementary Planning Document (2021)**

## **8. Appraisal**

### **8.1. Safeguarding Amenity**

This proposal has been assessed against 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
  - No identified risk of harm.
- Access to sunlight and daylight
  - The proposed rear extension is unlikely to cause significant harm to neighbouring properties through overshadowing.
- Visual dominance and overbearing effects of a development
  - No identified risk of harm.
- Harm to outlook

### **8.2. 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 single storey rear extension will replace the existing rear extension, extending the depth to a total of 4m, with eaves measuring to 2.4m and a total roof height of 3.3m. The roof will be hipped at either end with 4 roof lights, complementing the existing catslide roof. The proposed extension will have bifold doors opening up to an existing patio, which will be extended into the garden by approx. 2.2m. The proposed extension will be stepped back 0.25m away from the boundary with the neighbouring property.
- The proposed materials will match the existing.
- As such, the proposal is considered acceptable in terms of scale and design.
- The proposed new window at the front elevation to replace the existing garage door as part of the proposed garage conversion complements the existing fenestration at the front elevation of the property and is therefore considered acceptable.
- *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 of Juniper Way, such as nos. 27 and 29 have had rear extensions approved, as such this proposal would not appear out of place.
  - The proposed extension is located at the rear of the property and will therefore not cause harm to the 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.

### 8.3. 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.*
  - This proposal will not represent an unacceptable loss in private outdoor space.

## 9. Conclusion

The proposed development would not be harmful to the character or appearance of the site or its surroundings 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), 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).

## RECOMMENDATION: GRANT PERMISSION

### Conditions

AP1

M1

TL1

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**Informatives**

IF3

I24