

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Norcot

App Ref: 211172/HOU

Address: 46 Drayton Road, Reading, RG30 2PH

Proposals: Single storey side extension and associated works.

Case Officer: Mr David Brett

Applicant: Mr & Mrs O'Sullivan

Date received: 15/07/2021

Valid from: 19/07/2021

Target Decision date: 13/09/2021

1. INTRODUCTION

The proposal site is a detached dwelling located at the corner of Drayton Road and Osbourne Road, on the north side of Drayton Road. Drayton Road consists of mostly brick and rendering semi-detached dwellings. Being the end plot on Drayton Road, number 46 benefits from a large garden and large driveway in relation to other properties nearby.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks a single storey side extension. Rooflights are also proposed to the side and rear roof slopes of the proposed side extension. Internal alterations are also proposed, but not subject to planning permission.

Plans considered:

- Existing - 298-A1-00-A
- Proposed - 298-A1-05-B

Received on 19/07/2021

3. RELEVANT PLANNING HISTORY

120970/FUL - Loft Conversion - Application Refused on 20/09/2012

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

44 Drayton Road, Reading, RG30 2PH - No response received.

11 Osborne Road, Reading, RG30 2PG - No response received.

A site notice was erected on 26/07/2021 for a period of 21 days, expiring on 16/08/2021.

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 Policy

National Planning Policy Framework

National Planning Practice Guidance

Reading Borough Local Plan (Adopted November 2019)

CC7 Design and the Public Realm

CC8 Safeguarding Amenity

H9 House Extensions and Ancillary Accommodation

H10 Private and Communal Outdoor Space

SPG/SPD

Design Guide to House Extensions SPD (Adopted March 2021)

7. APPRAISAL

7.1 House Extensions and Ancillary Accommodation

In accordance with Reading Borough Local Plan 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 and locations.*
- *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.*

The proposed single storey side extension has a width of 3.6m and is set very slightly back from the front elevation of the main house by 0.1m. The ground to eaves height of the extension is 2.6m, features a pitched roof with a small flat roof area. The maximum height of the extension is 4.3m. Two roof lights are proposed to the side extension, one to the side roof slope, the other to the rear roof slope. Glazed bifold patio doors are proposed to the rear elevation of the side extension, which extend across the extension rear elevation of the main house close to the existing rear extension.

The materials have been specified to match the existing dwelling on the application form, this includes roof tiles and windows. The doors are to be confirmed, however, the material selected for the doors is not considered to bear any significance on the outcome of this planning application.

The surrounding area consists or predominantly similarly designed semi-detached dwellings. 46 Drayton Road is situated on the corner of Drayton Road and Osborne Road. The side extension would extend slightly beyond the building line along Osborne Road, however, this is a significant gap between the proposed rear extension and the main house at 11 Osborne Road. Therefore, the proposed single store side extension is not considered to harmfully extend beyond the building line along Osborne Road.

The proposed side extension is not considered a harmful addition to the street scene and is considered to have been designed to respect the size and scale of the existing dwelling and is subservient.

Overall, the proposed single storey side extension is considered acceptable in accordance with policy H9 of the Reading Borough Local Plan.

In accordance with Reading Borough Local Plan policy H9: House Extensions and Ancillary Accommodation, house extension proposals are acceptable where it:

- *Does not result in a loss of biodiversity within gardens.*

It is not considered that the proposal would result in a loss of biodiversity within the garden to the point of refusal for this application.

7.2 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*
- *Access to sunlight and daylight*
- *Visual dominance and overbearing effects of a development*
- *Harm to outlook*

The proposed development is not considered to have a significantly detrimental impact on the living conditions at 44 Drayton Road. The single storey side extension is situated to the west of the main house, and is obscured from number 44 by the main house at number 46. Therefore, the proposed single storey side extension will not appear overbearing or result in a harmful loss of light to number 44.

It is also considered that the side extension will not harm the living conditions at 11 Osborne Road. This is due to the separation distance between the development and the main house at number 11.

No other nearby occupier is considered to be significantly impinged by the proposed development in relation to any amenity consideration. For existing and future occupiers of the proposed dwelling, the proposals would improve the standard of accommodation at the site.

Overall, the proposed extensions are not considered to harm the living conditions to neighbouring properties or the surrounding area. Therefore, the proposed development is considered in accordance with policies CC7 and CC8 of the Reading Borough Local Plan. A small flat roof area is proposed to the roof of the single storey rear extension, it is not considered reasonable or necessary to include a condition relating to the use of the flat roof due to the size of the area and its location high to the side of the main house.

7.3 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. CONCLUSION

The proposed development has been assessed and the proposed works are considered to be in accordance with the above relevant policies and planning permission can be granted.

9. RECOMMENDATION

GRANT

10. CONDITIONS

TL1: Time Limit (Standard)

The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

AP1: Approved Plans

The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

Proposed - 298-A1-05-B
Received on 19/07/2021

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

M1: Materials (To Match)

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policies CC7 and H9 of the Reading Borough Local Plan 2019.

11. INFORMATIVES

Standard Informatives