

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Kentwood

App Ref: 201789/HOU

Address: 10 Edenhall Close, Tilehurst, Reading, RG31 6RR

Proposals: Erection of two-storey side extension following demolition of existing garage, single-storey rear extension and associated works (Amended Description).

Case Officer: Mr David Brett

Applicant: Mr R Mawson

Date received: 12/12/2020

Valid from: 16/12/2020

Target Decision date: 10/02/2021

1. INTRODUCTION

The proposal site is a two storey semi-detached dwelling located on the Edenhall Close, Tilehurst. The surrounding area is considered predominantly residential, with a mix of detached and semi-detached dwellings.



Fig 1. Site photo (front elevation) provided by applicant on 12/12/2020.



Fig 2. Site photo (rear elevation) provided by applicant on 12/12/2020.

A site visit for this application was not possible due to the Coronavirus lockdown. The agent supplied site photos on 12/12/2020. These photos were used for the purpose of determining this application.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for erection of two storey side extension over existing garage; erection of single storey rear extension at the rear of the property; refurbishment of existing dormers and windows. The scheme was revised during the course of the application, in order to address concerns raised by neighbours and officers.

Plans considered:

- Block and Location Plan - 2024-E000
- Existing Ground Floor Plan - 2024-E001
- Existing First Floor Plan - 2024-E002
- Existing Roof Plan - 2024-E003
- Existing Front Elevation - 2024-E004
- Existing Rear Elevation - 2024-E005
- ~~Existing North East Elevation - 2024-E006~~
- Existing South West Elevation - 2024-E007
- Existing Section - 2024-E008

- Site Photos - 2024-E009
- ~~Proposed Site Plan - 2024-P000~~
- ~~Proposed Ground Floor Plan - 2024-P001~~
- ~~Proposed First Floor Plan - 2024-P002~~
- ~~Proposed Roof Plan - 2024-P003~~
- ~~Proposed Front Elevation - 2024-P004~~
- ~~Proposed Rear Elevation - 2024-P005~~
- ~~Proposed North East Elevation - 2024-P006~~
- ~~Proposed South East Elevation - 2024-P007~~
- ~~Proposed Section - 2024-P008~~
- ~~Proposed Section 2 - 2024-P009~~
- ~~First Floor Plan 45 Degree Test - 2024-P011~~
- ~~Elevations - 45 Degree Test - 2024-P012~~

Received on 12/12/2020

- ~~Site Plan - 2024-P000~~

Received on 16/12/2020

- Existing North East Elevation - 2024-E006 - Rev A
- ~~Proposed North East Elevation - 2024-P006 - Rev A~~
- ~~Elevations - 45 Degree Test - 2024-P012 - Rev A~~

Received on 12/01/2021

- ~~Proposed Ground Floor Plan - 2024-P001 - Rev A~~
- ~~Proposed First Floor Plan - 2024-P002 - Rev A~~
- ~~Proposed Roof Plan - 2024-P003 - Rev A~~
- Proposed Front Elevation - 2024-P004 - Rev A
- Proposed Rear Elevation - 2024-P005 - Rev A
- ~~Proposed North East Elevation - 2024-P006 - Rev B~~
- ~~Proposed South East Elevation - 2024-P007 - Rev A~~
- ~~Proposed Section - 2024-P008 - Rev A~~
- Proposed Section 2 - 2024-P009 - Rev A
- ~~Proposed Site Plan - 2024-P010 - Rev A~~
- ~~First Floor Plan 45 Degree Test - 2024-P011 - Rev A~~
- ~~Elevations - 45 Degree Test - 2024-P012 - Rev B~~

Received on 25/01/2021

- Proposed Ground Floor Plan - 2024-P001 - Rev B
- ~~Proposed First Floor Plan - 2024-P002 - Rev B~~
- Proposed Roof Plan - 2024-P003 - Rev B
- Proposed North East Elevation - 2024-P006 - Rev C
- Proposed South East Elevation - 2024-P007 - Rev B
- Proposed Section - 2024-P008 - Rev B
- First Floor Plan 45 Degree Test - 2024-P011 - Rev B
- Elevations - 45 Degree Test - 2024-P012 - Rev C

Received on 06/02/2021

- Proposed Site Plan - 2024-P000 - Rev A
- Proposed First Floor Plan - 2024-P002 - Rev C
- Proposed Site Plan - 2024-P010 - Rev B

Received on 08/02/2021

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

4.1 Original consultation - The following addresses were consulted by letter.

- 8 Edenhall Close, Tilehurst, Reading, RG31 6RR - No response received.
- 12 Edenhall Close, Tilehurst, Reading, RG31 6RR - Response received on 06/01/2021
 - I consider the proposed application to have an overbearing impact on my property and not in keeping with adjacent properties.
 - Existing boundary wall brickwork is to remain as basis for the new build. Consequently roof tiles, gutters will overhang my land. Also, vertical overlapping larch cladding will direct rainwater to my property.
- 12 Edenhall Close, Tilehurst, Reading, RG31 6RR - Response received on 06/01/2021
 - The proposal as drawn will have an unacceptable detrimental visual impact and compromise the amenity afforded to my property due to:
 - Light to the front window of my home is detrimentally impacted by the forward position of the proposed extension. This is unacceptable, does not comply with Policies CC7 (Scale); CC8 (Amenity).
 - New rear bedroom close to my garden represents overlooking to an unacceptable degree, contravening Policy CC8 (Amenity).
- 1 Rissington Close, Tilehurst, Reading, RG31 6NL - No response received.
- 84 Amersham Road, Caversham, Reading, RG4 5NA - Response received on 20/01/2021
 - The size and position of the extension will have an unacceptable overbearing impact on 12 Edenhall Close and cause overshadowing.
 - The loss of light to the front living room window is significant and not acceptable.

4.2 Internal Consultations

- Reading Borough Council, Transport - Response received on 06/01/2021
 - Plans indicate that 2 off road parking spaces are to be provided in the front garden area; to be able to facilitate the proposed layout part of the front hedge is to be removed and the existing dropped crossing will be widened as illustrated in Drawing 2024- P001. Any works on any part of the public highway will require a license from the Highways Department.
 - There are no Transport objections to this application subject to conditions.

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

TR1 Achieving the Transport Strategy

TR3 Access, Traffic and Highway-Related Matters

TR5 Car and Cycle Parking and Electric Vehicle Charging

SPG/SPD

A Design Guide to House Extensions SPG (2003)

Revised Parking Standards SPD (2011)

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 development, as revised, consists of a two storey side extension, and a ground floor rear extension. The existing garage and conservatory are to be demolished to allow for this development. The existing garage to be demolished is not considered to contribute heavily to the character and appearance of the main house of the surrounding area. This is also considered the case for the existing conservatory to be demolished.

The proposed works to the ground floor consist of a single storey rear extension, that is the full width of the main house. The depth of the rear extension is 2.3m and allows for internal alterations to the existing dwelling. The proposed rear extension features a flat roof with two roof lights, and sliding patio doors to the rear elevation. The ground floor rear extension is considered modest and to respond positively to the character and appearance of the existing dwelling in size and scale in accordance with policy H9. The proposed flat roof to the ground floor extension will be restricted from being used as a balcony, roof garden or similar amenity area (unless a separate permission is granted). This will be secured via condition in accordance with policy CC8 and H9.

The ground floor front elevation of the proposed two storey side extension is set back from the front elevation of the main house by 2m, while the first floor front elevation is set back from the front elevation of the main house by 1.9m. The two storey side extension features a pitched roof, that is set down from the existing ridge by 0.85m. One roof light is proposed to the roof slope, allowing for natural light to the proposed first floor ensuite. The depth of the two storey side extension from the rear elevation of the main house is 5m. The proposed two storey side extension is considered to have been designed to respect the character and appearance of the existing dwelling in terms of size and scale. As a result, the proposed two storey side extension is considered subservient and in accordance with policy H9.

Overall, the proposed extensions are considered to respect the character and appearance of the existing dwelling and the surrounding area in accordance with policy H9 of the Reading Borough Local Plan. The materials used in the construction of the extensions have been specified on the application form to match the existing dwelling throughout. This includes matching brickwork, cladding and window frames.

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

- 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.

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 (amongst other matters):

- Revised plans were submitted based on concerns raised by officers and neighbours (see section 4.1 of this report). The concerns raised by officers were regarding the potential overbearing impact of the two storey side extension to the nearest habitable room to the front of number 12. As a result, the originally proposed extensions were not considered acceptable against policy CC7 and CC8 of the Reading Borough Local Plan.

Architectural drawing of a roof section showing a chimney and a dormer window. The drawing includes labels for 'New', 'First line', 'Grip', 'First line', 'Held', and 'Laid'. Dimensions are given as 1000 and 1412. The drawing is a technical sketch of a roof structure with a chimney and a dormer window. The roof is shown in cross-section with a chimney on the left and a dormer window on the right. The drawing includes various lines and labels indicating construction details and dimensions.

The diagram is a detailed architectural floor plan of a house. A green-shaded triangular area is highlighted, with a label '45 degree angle' pointing to its hypotenuse. A dimension line indicates a length of '1180' for the side of the triangle. The plan includes various rooms: a kitchen with a sink and stove, a living area with a fireplace, a dining area, a bathroom, and a bedroom. A red line is drawn across the plan, and a label 'Centre line of window' points to it. The plan also shows a staircase and a small room labeled 'Bed room'.

The proposed development is not considered to harm the living conditions at 8 Edenhall Close due to the location of the proposed works in relation to habitable rooms and the garden at

number 8. The proposed two storey rear extension and ground floor rear extension is not considered to harm the outlook to number 8 or appear overbearing.

The proposed extensions are also not considered to harm the privacy of neighbouring residents as no windows have been proposed to the first-floor side elevation. As a result, there are no concerns that there would be harmful overlooking to neighbouring properties. The non-provision of windows in the first floor side elevation (unless a separate permission is granted) will be secured via condition.

The proposed development as revised is not considered to significantly harm the living conditions at any other properties within the surrounding area. Overall, the proposed development is not considered to harm the living conditions to neighbouring properties or the surrounding area. Therefore, the proposed development is considered in accordance with policy CC8 of the Reading Borough Local Plan.

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. As the size of the private outdoor space will still be larger than the usable floor space of the dwelling on the ground floor.

7.4 Transport and Vehicle Parking

The proposed on-site vehicle parking layout is considered acceptable by Reading Borough Council Transport. Two on-site vehicle parking spaces have been demonstrated with appropriate access in accordance with the requirements of the Revised Parking Standards SPD and policies TR3 and TR5 of the Reading Borough Local Plan (2019). The spaces and revised access arrangements will be secured via compliance conditions.

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:

Plans considered:

- Proposed Front Elevation - 2024-P004 - Rev A
- Proposed Rear Elevation - 2024-P005 - Rev A
- Proposed Section 2 - 2024-P009 - Rev A

Received on 25/01/2021

- Proposed Ground Floor Plan - 2024-P001 - Rev B
- Proposed Roof Plan - 2024-P003 - Rev B
- Proposed North East Elevation - 2024-P006 - Rev C
- Proposed South East Elevation - 2024-P007 - Rev B
- Proposed Section - 2024-P008 - Rev B
- First Floor Plan 45 Degree Test - 2024-P011 - Rev B
- Elevations - 45 Degree Test - 2024-P012 - Rev C

Received on 06/02/2021

- Proposed Site Plan - 2024-P000 - Rev A
- Proposed First Floor Plan - 2024-P002 - Rev C
- Proposed Site Plan - 2024-P010 - Rev B

Received on 08/02/2021

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.

PD2: No New Openings

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) no windows/doors/dormers/openings, other than those shown on the approved plans shall at any time be placed in the side elevations of the two storey side extension hereby permitted without the grant of a separate planning permission from the Local Planning Authority.

REASON: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

PD5: Use of Roof Restricted

The flat roof area of the ground floor rear extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific planning permission from the Local Planning Authority.

REASON: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy CC8 and H9 of the Reading Borough Local Plan 2019.

DC1: Vehicle Parking (As Specified)

The extensions hereby permitted shall not be occupied until all vehicle parking spaces have been provided in accordance with the plans hereby approved. The spaces shall be kept available for parking at all times thereafter.

REASON: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a

danger to other road users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

DC3: Vehicular Access (As Specified)

No extensions hereby permitted shall be occupied until the vehicle access serving it has been constructed in accordance with the plans hereby approved.

REASON: In the interests of road safety in accordance with Policy TR1 and TR3 of the Reading Local Plan 2019.

11. INFORMATIVES

Standard Informatives

IF3 Highways

i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.

ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.

I29 Access construction

The Council's Highways section should be contacted at 19 Bennet Road, Reading, RG2 0QX, telephone: 0118 937 2138, to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made allowing at least 4 week's notice to obtain details of underground services on the applicants' behalf.