

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Tilehurst

App Ref: 210950/HOU

Address: 57 Ash Road, Tilehurst, Reading, RG30 4SG

Proposals: single storey front porch extension

Case Officer: James Schofield

Date received (valid from): 10 June 2021 **Target Decision date:** 13 August 2021

1. INTRODUCTION

The development site is an end of terrace residential dwelling on the west side of Ash Road. The dwelling is typical of the terraces which line Ash Road. Terraces have repeating patterns of fenestration, materials and a canopy over the front door. Many of these canopies have been removed to make way for a porch/wet-room (see no.'s 8, 10, 12, 14, 22, and 26 Ash Road for example).

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a single-storey front extension to create a porch/wet-room. Plans considered;

Dwg No. 01 Existing Ground Floor Plan and Elevations
Dwg No. 02 Proposed Ground Floor Plan and Elevations
Dwg No. 03 Existing and Proposed Site Plans
Dwg No. 04 Site Location Plan
As received 10th of June 2021

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

4.1 Neighbours

The following addresses were consulted by letter.

135 St. Michaels Road, Tilehurst, Reading, RG30 4SB
59 Ash Road, Tilehurst, Reading, RG30 4SG
55 Ash Road, Tilehurst, Reading, RG30 4SG
5 Cadogan Close, Tilehurst, Reading, RG30 4DF
137 St Michaels Road, Tilehurst, Reading, RG30 4SB

No letters of representation have been received.

4.2 Transport

The transport officer expressed no objections.

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 Planning Policy

National Planning Policy Framework (2021)

National Planning Practice Guidance

Reading Borough Local Plan (adopted 2019)

CC7 Design and the Public Realm

CC8 Safeguarding Amenity

EN12 Biodiversity and the Green Network

H9 House Extensions and Ancillary Accommodation

SPG/SPD

A Design Guide to House Extensions SPG (adopted 2021)

7. APPRAISAL

7.1 Principle of Development

The application seeks permission for a single-storey front extension to an existing residential dwelling. Such domestic works are supported in principle by Policy H9 (House Extensions and Ancillary Accommodation) of the Local Plan (2019) subject to a number of criteria ensuring the effects of such extensions and alterations respect its context and are not harmful. These considerations will be examined in more detail in the following sections.

7.2 Character, scale and siting

Local Policy CC7 states that, development must be of a high design quality that maintains and enhances the character and appearance of the area in Reading in which it is located. Policy H9 states that an extension will be acceptable where it: respects the character of the house, respects the pattern of neighbouring properties. The SPD '*A design guide to house extensions*' provides guidance that proportions should be balanced, observe prevailing symmetry where doing so would be positive, and maintain existing important building lines.

By virtue of the proposed siting, no sight lines from neighbouring dwellings would be impeded. Porches are increasingly common features on Ash Road, and while the design of this porch could have been more sympathetic, it is similarly acceptable to others on the road. The officer did attempt to secure an amended proposal for a slightly smaller porch that would not overhang the side of the dwelling, however, this was not forthcoming and the design is not considered sufficiently detrimental to the overall character and appearance to warrant refusal. The impact of the porch on public areas and neighbouring sites would not be harmful. The proposed materials and design of the proposal are noted as broadly like that of the original dwelling and others like it within the immediate context. Accordingly, the development proposal accords with the aims of policies CC7 and H9 of the Local Plan (2019) with respect to character, scale and siting.

7.3 Amenity

Policy CC8 states an extension to a house will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties. The SPD '*A design guide to house extensions*' provides guidance on design considerations for front

extensions like these; indicating they should not impede a line drawn at 45-degrees from the nearest neighbour windows.

No sight lines impede the 45-degree rule of thumb. The proposal would not significantly harm the amenity of the dwelling or neighbouring sites. The proposal is considered to accord with the aims of policy CC8 of the Local Plan (2019).

7.4 Biodiversity and sustainability

Part 'b' of Policy EN12 indicates that all development sites should not result in a net loss of biodiversity or geodiversity, and should provide a net gain for biodiversity wherever possible through new tree planting, wildlife friendly landscaping and other ecological enhancements. These aims are supported by Policy H9 which states that an extension will only be acceptable where it does not result in the loss of biodiversity within gardens.

The proposal is not considered likely to result in a net loss of biodiversity or geodiversity. As such the proposal is considered to accord with the biodiversity and sustainability considerations of Policies H9 and EN12 of the local plan.

8. CONCLUSION

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

9. RECOMMENDATION

GRANT

10. CONDITIONS

1. Standard time limit (TL1)
2. Standard approved plans (AP1)
3. Materials to match (M1)