

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Tilehurst

App Ref: 211288/HOU

Address: 6 The Triangle, Tilehurst, Reading, RG30 4RN

Proposals: Single storey rear extension

Case Officer: Mr David Brett

Applicant: Ms H Nguyen

Date received (valid from): 05/08/2021

Target Decision date: 08/10/2021, extension of time on decision agreed from 30/09/2021

1. INTRODUCTION

The proposal site a two-storey semi-terraced dwelling located on The Triangle, Tilehurst. The surrounding area is considered a mix of commercial and residential development. Tilehurst Triangle district centre is located to the north of the proposal site, whilst the rest of the surrounding area is considered predominantly residential, with a mix to two-storey detached and semi-detached dwellings. 6 Triangle is also located within the Green Network.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks a single storey rear extension. It is also proposed that the existing chimney stacks are removed.

Plans considered:

- Location Plan - AL 01553 01
- Block Plan - AL 01553 02
- Existing Plans and Elevations - AL 01553 03
- Proposed Plans and Elevations - AL 01553 04

Received on 05/08/2021

3. RELEVANT PLANNING HISTORY

940072/FUL - Conversion of and two storey rear extension to semi-detached house to form two self-contained flats. - Application Refused on 15/09/1994

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

8 The Triangle, Tilehurst, Reading, RG30 4RN - No response received.
99 School Road, Tilehurst, Reading, RG31 5BH - No response received.
101 School Road, Tilehurst, Reading, RG31 5BH - No response received.
103 School Road, Tilehurst, Reading, RG31 5BH - No response received.
105 School Road, Tilehurst, Reading, RG31 5BH - No response received.
107 School Road, Tilehurst, Reading, RG31 5BH - No response received.
109 School Road, Tilehurst, Reading, RG31 5BH - No response received.
109a School Road, Tilehurst, Reading, RG31 5BH - No response received.
109b School Road, Tilehurst, Reading, RG31 5BH - No response received.
109c School Road, Tilehurst, Reading, RG31 5BH - No response received.
Reading Borough Council, Ecology - Response received on 07/10/2021.

- Given the extent of the works, the relatively good condition of the roof (as viewed on Google street view) and the location of the property on a busy well-lit road, it is considered unlikely that the building hosts roosting bats. There are therefore no objections to this application on ecology grounds.

A site notice was erected on 12/08/2021 for a period of 21 days, expiring on 02/09/2021.

No responses have been received.

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

EN12 Biodiversity and the Green Network

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 development seeks the erection of a single storey rear extension to replace existing single storey rear extensions. The replacement rear extension features a flat roof and wraps around the existing two storey outrigger, with a depth of 7.8m from the rear wall of the main house, and a depth of 4.9m from the rear wall of the two storey outrigger. The depth of the rear extension is in line with the rear wall of the existing single storey rear extension at 8 The Triangle. The rear extension follows the angle of the plot with the width of the rear extension at the rear wall being 5.6m. The maximum height of the flat roof rear extension is 2.9m.

With regards to materials; the plans indicate that the exterior walls will be brickwork to match the existing dwelling. The flat roof has been specified on the application form as grey, with the windows and doors to be white uPVC to match the existing dwelling. The materials specified on the application form and plans are considered appropriate and to respect the character and appearance of the existing dwelling and the surrounding area.

The proposed rear extension is considered to be in line with guidance on rear extensions as outlined within the Design Guide to House Extensions SPD (March 2021). While the depth of the proposed rear extension is more than 4m, the modest height and design of the extensions is considered to appear subservient to the main house and is considered acceptable in this instance. Therefore, in accordance with paragraph 7.1.1 of the Design Guide to House Extensions SPD the circumstances of the site are considered to allow for an extension of this depth.

The proposed development also seeks the removal of two chimney stacks; one to the front roof slope, the other to the rear roof slope. The removal of the chimney stacks can be sought under permitted development and therefore do not require planning permission. It should be noted that it appears the chimney stacks to number 8 have recently been removed, therefore, the removal of the chimney stacks to number 6 are considered to enhance the symmetry of the semi-detached pair. The chimney stack to the two-storey outrigger is to be retained.



Fig 1. Site photo of 6 & 8 The Triangle. Photo provided on agent on 28/09/2021. Date stamp of the photo is 18/06/2021.

The proposed development is considered to sufficiently respect the character and appearance of the main house and surrounding area in accordance with policy H9 of the Reading Borough Local Plan. The proposed extensions are considered to formalise and expand upon the existing ground floor extensions to 6 The Triangle and are considered tidier than the existing extensions to be replaced. Flat roof rear extensions are considered characteristic of the surrounding area. The proposed rear extension at number 6 is not considered to have harmful impact on the street scene along The Triangle by virtue of the extension being to the rear of the main house. The rear extensions would likely be visible along St Michael's Road, however, they would not be harmful to the street scene to the point of refusal.

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 8 The Triangle. The proposed single storey rear extension does not extend beyond the rear wall of the existing rear extension at number 8, therefore it is not considered that the development would result in a harmful loss of light or privacy to number 8. By virtue of the size, scale and nature of the extensions proposed, there is not considered be harm to the outlook of number 8.

No other nearby occupier is considered to be significantly impinged by the proposed development in relation to any amenity consideration. It is considered that the proposed development is appropriate in size and scale and would improve the living conditions at number 6 to the current and future occupants.

Overall, the proposed extensions are not considered to significantly 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.

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. Therefore, the proposed extensions are considered in accordance with policy H10 of the Reading Borough Local Plan.

7.4 *Ecology*

The proposal site is located within the Green Network, therefore, the proposed development is considered under Policy EN12 of the Reading Borough Local Plan. The Green Network consists of areas of the borough that have been identified for protection, maintenance, consolidation and enhancement with regards to biodiversity. As it is proposed that two of the existing chimney stacks are to be removed, and given the Green Network setting, it was considered appropriate to consult Ecology on this application.

Ecology concluded that due to the 6 The Triangle being located on a busy, well-lit road and the relatively good condition of the roof, it is considered unlikely that the roof space would be host to roosting bats - no further survey has been requested. No other ecological concerns have been raised, therefore, the proposed development is considered in accordance with policy EN12 of the Reading Borough Local Plan as it suitably maintains this section of the Green Network by virtue of its minimal overall impact.

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:

- Location Plan - AL 01553 01
- Block Plan - AL 01553 02
- Proposed Plans and Elevations - AL 01553 04

Received on 05/08/2021

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 Policy CC7 and H9 of the Reading Borough Local Plan 2019.

PD5: Use of Roof Restricted

The roof area of the 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.

11. INFORMATIVES

Standard Informatives