

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Park

App Ref: 211359/HOU

Address: 37 Talfourd Avenue, Reading, RG6 7BP

Proposals: Remove conservatory and replace with single storey rear extension

Case Officer: Mr David Brett

Applicant: Mr & Mrs Fayers

Date received: 17/08/2021

Valid from: 20/08/2021

Target Decision date: 15/10/2021

1. INTRODUCTION

The proposal site is a two-storey semi-terraced dwelling located on Talfourd Avenue. The surrounding area is considered predominantly residential with a similarly designed semi-detached dwellings.



Fig 1. Rear of 37 Talfourd Avenue. Site photo taken by Case Officer on 15/09/2021.

A site visit was performed on 15/09/2021

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks a single storey rear extension to replace the existing conservatory.

Plans considered:

- Existing and Proposed General Arrangement Plan Inc External Elevations - 2021/2020
- Existing and Proposed: Block Plans - 2021/2021

Received on 17/08/2021

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

35 Talfourd Avenue, Reading, RG6 7BP - No response received.
39 Talfourd Avenue, Reading, RG6 7BP - No response received.
38 Melrose Avenue, Reading, RG6 7BN - No response received.
40 Melrose Avenue, Reading, RG6 7BN - No response received.

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

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 an existing conservatory. The replacement rear extension wraps around the existing two storey outrigger, with a depth of 11m from the rear wall of the main house, and a depth of 5m from the rear wall of the two storey outrigger. The proposed rear extension features a pitched roof, with two rooflights proposed to the roof slope facing number 39, and four roof lights to the roof slope facing number 35.

With regards to materials; the exterior walls have been specified as brickwork to match the existing dwelling, roof tiles are specified as slate to match the existing dwelling. The windows have been specified as powder-coated aluminium or uPVC, with the doors also specified as powder-coated aluminium. The materials specified on the application form 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. In accordance with a Design Guide to House Extensions SPD, a 20m back to back distance to 38 and 40 Melrose Avenue would also be retained.

It is acknowledged that the rear extension proposed would have the greatest depth of the existing rear extensions along the south side of Talfourd Avenue. It is not considered that the proposed rear extension would be harmful to the outlook of properties to the rear of Talfourd Avenue to the point of refusal.

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.

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. The rear extension is to be constructed mostly upon an already developed part of the site, so there is not consisted to be a harmful loss of existing green landscaping.

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 39 Talfourd Avenue. While the proposed single storey rear extension is close to the side boundary at number 39, the proposed side wall is not considered overbearing or harmful to the outlook of number 39, as it has a modest depth of 2.5m from the rear wall of the

existing single storey rear extension at number 39. There would not be a harmful loss of light to number 39 due to the orientation of the development in relation to habitable rooms at number 39, and the height and scale of the proposed rear extension. The proposed development would be located northeast of the existing single storey rear extension at number 39, as a result it is considered that any loss of natural light would not be harmful to the point of refusal. The single storey rear extension at number 39 also benefits from a window to the side elevation, allowing for natural light.

The proposed development is not considered to have a detrimental impact on the living conditions at 35 Talfourd Avenue. The side elevation of the proposed rear extension would be set from the side boundary to number 35 by 0.88m. The ground to eaves height of the side wall to the proposed rear extension closest to number 35 is 2.17m and is considered unlikely to appear overbearing to number 35. Due to the size, scale and location of the proposed development in relation to habitable rooms and the rear garden at number 35 there would not be a harmful loss of light. The proposed development is considered no more intrusive to number 35 than the existing conservatory at number 37.

No other nearby occupier on Talfourd Avenue and Melrose Avenue 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 37 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.*

As per paragraph 4.4.84 of the Reading Borough Local Plan; Policy H10 also applies to house extensions that would result in a loss of outdoor space. Therefore, this development is assessed against this policy.

The proposal site is 195.5m², the footprint of the main house combined with the proposed extension is 98.5m². This means that the footprint of the main house would take up 50.4% of the proposal site. The footprint of the main house would therefore be slightly greater than useable outdoor space at 37 Talfourd Avenue.

In this instance, it is considered that this proposal will not represent an unacceptable loss in useable outdoor space. The depth of the rear extension at is considered to allow for an appropriate amount of private outdoor space in the rear garden. The distance from the rear wall of the proposed extension to the rear boundary would be 8.8m, this is a decrease from the distance of the existing conservatory to the rear boundary from 10.5m. The loss of outdoor space is not considered harmful to the point of refusal in this instance given the relatively small loss proposed which is considered to still allow for the existing use of the rear garden.



Fig 2. The rear garden of 37 Talfourd Avenue taken from an approximate location of the rear wall of the proposed rear extension. Site photo taken by Case Officer on 15/09/2021.

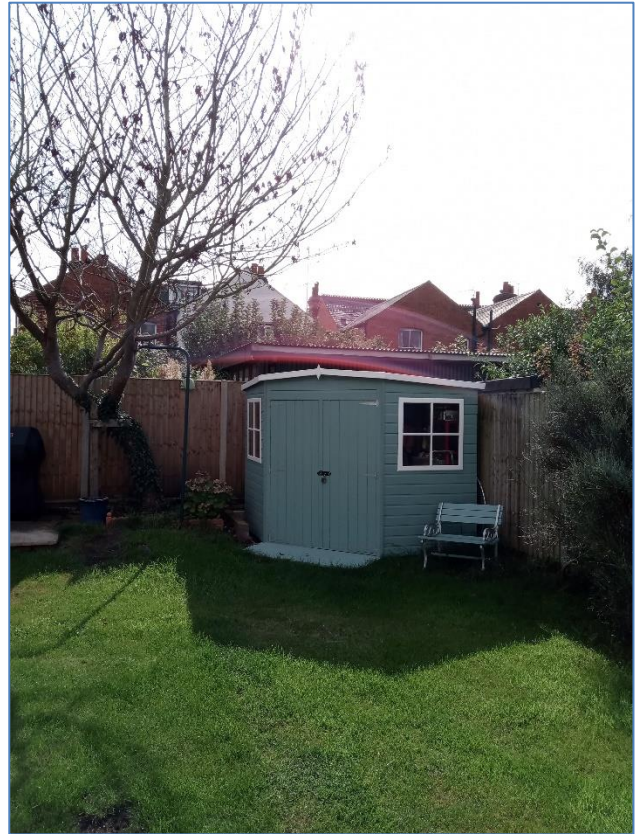


Fig 3. The rear garden of 37 Talfourd Avenue taken from an approximate location of the rear wall of the proposed rear extension. Site photo taken by Case Officer on 15/09/2021.

The proposed development is considered to allow for an area that would retain the existing use of the garden, with a small seating area and garden room to the rear of the garden. The proposed extensions are considered to allow for all the activities within private outdoor amenity space as outlined in paragraph 4.4.80 of the Reading Borough Local Plan, including outdoor living and enjoyment, refuse storage and clothes drying. It is also recognised that the proposed development would improve the living conditions to the main house. Therefore, the proposed extension is considered acceptable against Policies H10 and CC8 of the Reading Borough Local Plan.

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:

- Existing and Proposed General Arrangement Plan Inc External Elevations - 2021/2020
- Existing and Proposed: Block Plans - 2021/2021

Received on 17/08/2021

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.

11. INFORMATIVES

Standard Informatives