

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Kentwood

App Ref: 210837/HOU

Address: 10 Larkwood Close, Tilehurst, Reading, RG31 6NP

Proposals: Single storey rear extension

Case Officer: Mr David Brett

Applicant: Mr & Mrs McKeown

Date received (valid from): 24/05/2021

Target Decision date: 19/07/2021

1. INTRODUCTION

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



1. Rear of 10 Larkwood Close.
Photo provided by the agent on
29/06/2021.



2. Rear of 10 Larkwood Close.
Photo provided by the agent on
29/06/2021.

A site visit for this application was not possible due to the Coronavirus lockdown. The agent supplied site photos on 29/06/2021. These photos were used for the purpose of determining this application.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks a single storey rear extension.

Plans considered:

- Existing Plans & Elevations - 01
- Proposed Preliminary Plans & Elevations - 02

Received on 24/05/2021

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

9 Larkwood Close, Tilehurst, Reading, RG31 6NP - No response received.
141 Overdown Road, Tilehurst, Reading, RG31 6NN - No response received.
143 Overdown Road, Tilehurst, Reading, RG31 6NN - No response received.
145 Overdown Road, Tilehurst, Reading, RG31 6NN - No response received.
147 Overdown Road, Tilehurst, Reading, RG31 6NN - No response 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. The depth of the proposed single storey rear extension is 3.5m and has a width of 5.8m. The rear extension features a flat roof with a maximum height of 3.1m, the same height as the existing utility room and garage. A projecting rooflight is also proposed, with the top of the rooflight being 3.7m from ground level. The proposed rear extension serves to create a dining room / family area. Bifold glazed patio doors are proposed to the rear elevation.

The walls of the proposed rear extension are to be rendered in an off-white colour, while the windows are to be white UPVC. While materials proposed for the walls are not identical to the brickwork of the main house, the render proposed is not considered harmful to the character and appearance of the main house. The relocation of the soil vent pipe is considered acceptable and not to harm the character and appearance of the main house.

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). The depth of the proposed extension is less than 4m, and the flat roof proposed is considered to respect the character and appearance of the main house due to the roof formations of the existing garage/utility room.

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 size and scale of the proposed rear extension is considered subservient to the main house.

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 side extension is to be constructed upon an already developed part of the site, so there will not 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 9 Larkwood Close. While the proposed single storey rear extension is close to the side boundary at number 9, the depth of the proposed rear extension is considered modest and not to result in the development appearing overbearing, despite the height of the extension being 3.1m. Number 9 is directly south of number 10, so it is not considered likely that the proposed development would result in a harmful loss of light to habitable rooms at number 9.

No other nearby occupier on Larkwood Close or along Overdown Road 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 9 to the current and future occupants.

Notwithstanding the above, given a flat roof rear extension is proposed, it is considered necessary to include a condition preventing the use of the flat roof as a terrace (unless separate permission is granted in due course), to protect all nearby occupiers from noise, distance and overlooking into amenity areas from such a terrace.

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. The depth of the rear extension at 3.5m is considered to allow for an appropriate amount of private outdoor space in the rear garden. Therefore, the proposed extensions are considered in accordance with policy H10 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 Plans & Elevations - 01
- Proposed Preliminary Plans & Elevations - 02

Received on 24/05/2021

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.

M3: Materials (As Specified)

The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and application forms unless otherwise agreed in writing with the Local Planning Authority.

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