

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Norcot

App Ref: 211059 / HOU

Address: 218 Waverley Road, Reading

Proposals: First floor rear extension.

Case Officer: Sian Hickey

Date received (valid from): 25th June 2021 **Target date: (EoT)** 9th September 2021

SITE DESCRIPTION

The application site is a two-storey semi-detached property with a pitched roof. The property is located in a predominantly residential area comprising of two story semi-detached and terraced properties. The property is not listed and does not fall within a conservation area.

PROPOSED DEVELOPMENT

The proposed development is for a first floor rear extension on top of the existing rear extension. The proposed first floor rear extension measures 3.360m deep from the existing rear wall and extends across the full width of the property. Exterior walls would be of brick to match that on the existing house with windows and the roof designed to match those on the original house. The proposed extension would have a pitched roof to match that on the existing house. The proposal also includes a new window in the existing side elevation of the property.

Plans considered;

Location Plan

Block Plan

Proposed Floor Plan, Elevation Plans, and Section Plan

Existing Floor Plans

Existing Elevation Plans

As received on 25th June 2021

RELEVANT PLANNING HISTORY

920490 - Single storey extension. - Permitted

CONSULTATIONS

Confirmation that the site notice was displayed was received on 8th July 2021. The following addresses were consulted by letter.

220 Waverley Road, Reading, RG30 2QG

216 Waverley Road, Reading, RG30 2QG

30 St Ronans Road, Reading, RG30 2QE

32 St Ronans Road, Reading, RG30 2QE

No letters of representation have been received.

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.

Relevant Planning Policy and Guidance

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with policies in 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'.

National Planning Policy

National Planning Policy Framework (2019)

National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

H9 (House Extensions and Ancillary Accommodation)

SPG/SPD

Design Guide to House Extensions SPG (2021)

Assessment

Character and appearance

Policy CC7 (Design and the Public Realm) requires that all developments be of high design quality, whilst Policy H9 (House Extensions and Ancillary Accommodation) requires that an extension “respects the character and appearance of the house in terms of scale, location, materials and design and should not harm the character and pattern of neighbouring houses and the appearance of the street scene”.

The proposed development retains the design and style of the existing house with exterior finishing materials including windows to match the existing house. Since the proposal would retain the character of the existing house, it would be considered unlikely to cause harm to the character and pattern of the existing house and the appearance of the street scene. There are existing two storey and single storey rear extensions in the area therefore a development of this kind is not uncommon and would be considered unlikely to have a detrimental impact on the character and appearance of the neighbouring properties and the street. The proposal therefore does not harm the character or appearance of the existing house nor have a detrimental impact on the wider area.

Residential Amenity

CC8 (Safeguarding Amenity) seeks to prevent development causing detrimental impact on the neighbouring properties; policy H9 (House Extensions and Ancillary Accommodation) provides that extensions should not cause an overbearing impact on neighbours”.

The proposed first floor extension is unlikely to cause significant loss of sunlight, daylight or overshadowing to the neighbouring properties. Whilst neighbouring occupants may notice the addition of the proposal, no significant harm would be caused to neighbouring residential amenity.

With regard to overlooking, the proposed first floor extension would include one small bathroom window on the side elevation of the extension adjacent to No. 216 Waverley Road, and a rooflight located in the roof slope of the extension adjacent to No. 220 Waverley Road. The proposal also includes the insertion of new window in the existing side elevation of the property to serve an existing study/office which would lose its primary window as a result of the extension.

It is considered reasonable to impose a condition requiring the first-floor side bathroom windows to be obscure-glazed, to avoid and harmful overlooking and to maintain privacy of no. 216 between this room. However, it is not considered necessary to obscure the study/office window, as this is of the same size and position as an existing side bedroom window on that elevation. No new views will be created by this window which are not already attainable from the other window. Furthermore, mature vegetation screens any extended views into either rear garden.

As such, there would unlikely be any harmful loss of amenity to either neighbouring property. The proposal accords with Policy CC8 of the Local Plan on this basis.

Conclusion

The proposed extension is considered to be in accordance with the Reading Borough Local Plan (2019) and the Design Guide to House extensions (2021) and therefore the application is recommended for approval subject to conditions.

Recommendation:

Grant

Conditions

1. Time Limit (Standard) TL1
2. Approved Plans Ap1
3. Materials (As Specified) M1
4. Obscure glazed side window