

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Tilehurst

App Ref: 211022/HOU

Address: 80 Halls Road, Tilehurst, Reading, RG30 4PX

Proposals: Single storey rear extension. Two storey side and single storey front extension to provide ancillary accommodation. Demolition of conservatory, garage and store (Amended Description).

Case Officer: Mr David Brett

Applicant: Khadeja Kanwal

Date received (valid from): 21/06/2021

Target Decision date: 16/08/2021

1. INTRODUCTION

The proposal site a semi-detached dwelling located on Halls Road, Tilehurst. The surrounding area is considered predominantly residential, with a mix of semi-detached dwellings and large detached dwellings on the south side of Halls Road.

An unaccompanied site visit was performed on 07/07/2021.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks the following:

- Single storey rear extension
- Two store side extension
- Single storey forward and porch extension

Plans considered:

- Location Plan
- Existing Block Plan
- ~~Ground Floor - A101 + A201 Draft No 3~~
- ~~First Floor - A102 + A202 Draft No 3~~
- ~~Loft Plan - A103 - A203 Draft No 3~~
- ~~Roof Plan - A104 + A204 Draft No 3~~
- ~~Section 1 - A105 + A205 Draft No 3~~
- ~~Section 2 - A106 + A206 Draft No 3~~
- ~~Front Elevation - A107 + A207 Draft No 3~~
- ~~Rear Elevation - A108 + A208 Draft No 3~~
- ~~East Elevation - A109 + A209 Draft No 3~~
- ~~West Elevation - A110 + A210 Draft No 3~~

Received on 21/06/2021

- Proposed Block Plan

Received on 08/07/2021

- Ground Floor - A101 + A201 Draft No 5
- First Floor - A102 + A202 Draft No 5
- Loft Plan - A103 - A203 Draft No 5
- Roof Plan - A104 + A204 Draft No 5
- Section 1 - A105 + A205 Draft No 5
- Section 2 - A106 + A206 Draft No 5
- Front Elevation - A107 + A207 Draft No 5
- Rear Elevation - A108 + A208 Draft No 5
- East Elevation - A109 + A209 Draft No 5
- West Elevation - A110 + A210 Draft No 5

Received on 21/06/2021

- Preliminary Ecological Appraisal (Bats) at 80 Halls Road Tilehurst - SPH/PEA-21/01.09
Received on 07/09/2021

3. RELEVANT PLANNING HISTORY

920290/FUL - Alteration to roof line and loft conversion. - Application Permitted on 09/09/1992.

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

78 Halls Road, Tilehurst, Reading, RG30 4PX - No response received.

2 Burlington Road, Tilehurst, Reading, RG30 4QG - No response received.

4 Burlington Road, Tilehurst, Reading, RG30 4QG - No response received.

Reading Borough Council, Ecology - Response received on 05/07/2021

- The house may host roosting bats and to confirm whether this is the case, and if so, how bats will be affected by the proposals, a bat survey will need to be carried out. The survey will need to be provided prior to the application being determined.

Reading Borough Council, Ecology - Updated response received on 09/09/2021

- The Preliminary Bat Survey Report (Urban Tree Experts, September 2021) has been undertaken to the appropriate standard and concludes that the building is unlikely to host roosting bats. As such, since the proposals are unlikely to affect bats or other protected species, there are no objections to this application on ecological grounds.

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.*

It is firstly stated that the demolition of the conservatory, garage and store raises no design-based concerns, as these are not considered to be of any specific architectural interest which necessitates their retention.

The ground floor rear extension is proposed to replace the existing conservatory. The depth of the proposed rear extension is 3.7m, features a pitched roof with three rooflights. The ground to eaves height of the proposed rear extension is 2.1m, with a maximum height of 3.5m. The width of the proposed rear extension is the full width of the existing dwelling at 7m. The ground floor rear extension proposed is considered subservient and typical of other rear extensions within the surrounding area.

The two-storey side extension proposed has a width of 3.5m and features a pitched roof that that has been set down from the existing ridge by 0.35m. The formation of the roof has been revised during the course of this application to better reflect the existing roof arrangement. A gable end roof was originally proposed; however, it was advised that the roof be revised to a hipped roof in order to reflect the character and appearance of the existing roof and semi-detached pair. A roof light is proposed to the rear roof slope of the side extension, which the agent states has been added for ventilation purposes. The first-floor front elevation of the proposed side extension is set back from the front elevation of the main house by 0.9m. The rear elevation of the two-storey side extension is in line with the rear wall of the main house. The two-storey side extension is considered subservient in size and scale, and is considered in line with guidance on side extensions within the Design Guide to House Extensions SPD (March 2021) with the extensions designed to be smaller in scale to the original house.

A front and porch extension is proposed to the ground floor, which ties in the proposed two storey side extension. The front extension extends 1.3m from the front elevation of the main house and features a pitched roof to the first-floor front elevation of the two-storey side extension. The porch extension proposed is to replace the existing porch. While porch extensions and front extensions are not typical of the surrounding area, the subservient design proposed within this application is considered acceptable and not a detrimental addition to the character and appearance of the street scene. The front and porch extension is not considered to harm any important building line along Halls Road. In accordance with guidance on porch and front extensions within the Design Guide to House Extensions SPD (March 2021); the extensions proposed are not considered excessive in size, height and depth relative to the main house and surrounding area.

The materials specified in the construction of the proposed extensions have been specified on the application form to match the existing dwelling throughout. The arrangement of doors and windows proposed is considered appropriate in relation to the main house.

The size and scale of the proposed development is considered sufficiently subservient to the existing dwelling and acceptable in accordance with policy H9 of the Reading Borough Local Plan. The scale of the extensions proposed to the rear of number 80 are considered sufficiently characteristic of the surrounding area. The proposed rear extensions would not be visible from the street scene and are not considered harmful to the character and appearance of the surrounding area. The proposed rear extension, front extension and two storey side extension are considered subservient and not a harmful addition to the street scene along Halls Road.

Owing to the proposed layout, as a result of the extensions proposed, it is considered necessary in this instance to condition the proposed development as ancillary to 80 Halls Road. The agent

has confirmed that the two-storey side extension is tended as living quarters for a family member as part of a large family home. Nevertheless, the proposed extensions will be secured via planning condition so that they cannot be occupied at any time other than as ancillary to the main house at 80 Halls Road. This is to ensure that the proposed extensions do not become a self-contained dwelling through internal alterations. This is to ensure that separate occupation of the extensions would not detract from the amenities or living conditions of neighbouring residential properties 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 extensions to the main house are 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 detrimental impact on the living conditions at 2 Burlington Road. It is considered that the proposed rear extension would not be harmful to 2 Burlington Road in terms of loss of light, privacy or appearing overbearing due to the existing single store rear extension at the property. It is considered unlikely that the proposed two storey side extension and ground floor front extension would harm the living conditions at 2 Burlington Road due to the location of the extensions in relation to habitable rooms and amenity space at number 2.

With regard to the impact of the proposal to 78 Halls Road; the proposed two storey side extension is set sufficiently from the side boundary and the main house at number 78. It is considered that the living conditions at numbers 78 would not be harmed by the proposed development at number 80 due to the size and scale of the development proposed and its siting in relation to habitable rooms and the garden at numbers 78. No side facing windows are proposed to the first floor of the proposed two storey side extension. The two windows proposed to the first-floor rear elevation of the two-storey side extension serve non-habitable rooms - a bathroom and hallway landing. As a result, the new openings proposed to the first-floor rear elevation of the side extension are not considered to create opportunities for harmful overlooking to number 78.

It is considered necessary, however, to restrict the insertion of new openings to the first-floor side elevation of the two-storey side extension as any potential openings would look out towards the side the main house and the front garden at 78 Halls Road. This is to safeguard the amenity of number 78 from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan 2019

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 21 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. The depth of the extensions are 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.

7.4 Ecology

Due to the works proposed to the roof of 80 Halls Road Peppard Road, it was required that a bat survey be carried out to determine whether or not the proposal would have an acceptable impact to any roosting bats. A preliminary bat roost assessment survey report was submitted to support this application on 07/09/2021. The report concluded that there are no features externally on the buildings in which bats could roost and there are no visible roosting opportunities internally for bats to either the main house or the detached garage to be demolished. The RBC Ecology consultant has confirmed agreement with the report submitted, with no further assessment or conditions required.

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

Received on 21/06/2021

- Proposed Block Plan

Received on 08/07/2021

- Ground Floor - A101 + A201 Draft No 5
- First Floor - A102 + A202 Draft No 5
- Loft Plan - A103 - A203 Draft No 5

- Roof Plan - A104 + A204 Draft No 5
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Received on 21/06/2021

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

PD2: No New Openings

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) no windows/doors/dormers/openings, other than those shown on the approved plans shall at any time be placed in the first floor side elevation of the extension hereby permitted without the grant of a separate 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 of the Reading Borough Local Plan 2019.

PD6: Ancillary Domestic Use

The extensions hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling known as 80 Halls Road, Tilehurst, Reading, RG30 4PX.

REASON: To accord with the terms of the application, and to ensure that separate occupation of the extension/building would not detract from the amenities or living conditions of neighbouring residential properties (or the character of the locality) in accordance with Policy H9 of the Reading Borough Local Plan 2019.

11. INFORMATIVES

Standard Informatives