

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Kentwood

App Ref: 210899/HOU

Address: 47 Norcot Road, Tilehurst, Reading, RG30 6BP

Proposals: Erection of single storey rear extension

Case Officer: Nathalie Weekes

Date received (valid from): 15 June 2021 Extended Target Decision date: 04 October 2021

PROPOSAL AND SUPPORTING INFORMATION

The proposal is to convert an existing open timber canopy that does not currently have planning permission into a single storey rear extension, inset from neighbouring boundaries by 0.2m measuring approximately 3.95m in depth, 6.4m in width, 2.5m to the eaves and 3.4 m to ridge height.

The existing structure will be retained and filled in to create a single storey conservatory style rear extension. Proposed materials comprise white Euro panels, brickwork, white UPVC windows and doors and GRP roofing fibreglass.

The existing dwelling is not a listed building or located in a conservation area and no trees would be affected as a result of the development.

Due to unforeseen circumstances a site visit cannot be undertaken however the applicant and a neighbour provided photographs of the site.

Existing canopy



Plans considered:

Design and access statement, Studio Charette

As received 1 June 2021

47NorcotRd_Existing Elevations_V3

47NorcotRd_ExistingPlans_V3

47NorcotRd_Site location and Block plan_V3

47NorcotRd_ProposedElevations Proposed section_V3

47NorcotRd_ProposedPlanandElevations_V3

47NorcotRd_ProposedPlans_V3

PLANNING HISTORY

None

CONSULTATIONS

Public consultations:

The following addresses were consulted by letter.

45 Norcot Road, Tilehurst, Reading, RG30 6BP

49 Norcot Road, Tilehurst, Reading, RG30 6BP

A site notice was emailed to the agent to be displayed at the site. No letters of representation have been received however a phone call raising concerns from the neighbour at 45 Norcot Road regarding loss of light and size of the extension was received and photos of the site were emailed to the case officer for consideration. *Case officer- plans were amended to show an accurate illustration of an extension at a neighbouring property. Any light from side windows is 'borrowed light' and is not considered as a right to light.*

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 & 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'. The current development plan is:

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

H9 (House Extensions and Ancillary Accommodation)

SPG/SPD

- A Design Guide to House Extensions SPG (2021)

ASSESSMENT

The development is not considered to have a significantly detrimental impact on neighbouring properties at 45 and 49 Norcot Road. A 45% angle illustration was submitted against the nearest neighbouring windows. Both properties at 45 and 49 Norcot Road have additional windows on their rear elevations. The proposed extension does extend further than the neighbouring properties however the depth is less than 4m which is considered acceptable. On balance due to the proposed small scale development and number of windows in neighbouring rear elevations the proposal is considered acceptable in this instance.

The proposed development would not be harmful to the character or appearance of the site or its surroundings and would not have a detrimental impact on the amenities of the original building or those of neighbouring properties. As such the proposal is found to be in accordance with Policies CC7 (Design and the Public Realm), CC8 (Safeguarding amenity) and H9 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) and the Council's Supplementary Planning Guidance "A Design Guide to House Extensions" (2021).

RECOMMENDATION:

Grant