

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Kentwood

App Ref: 210807/HOU

Address: 14 Wealden Way, Tilehurst, Reading, RG30 6DA

Proposals: Single storey front extension, two storey side extension, part two storey and single storey rear extension.

Case Officer: Mr David Brett

Applicant: Mr J Aslam

Date received (valid from): 19/05/2021

Target Decision date: 14/07/2021

1. INTRODUCTION

The proposal site is a two-storey end detached dwelling located on Wealden Way, Tilehurst. The surrounding area is considered predominantly residential with similarly designed two storey detached and semi-detached dwellings.



1. Front of 14 Wealden Way. Photo provided by the agent on 23/06/2021.



2. Rear of 14 Wealden Way. Photo provided by the agent on 23/06/2021.

A site visit for this application was not possible due to the Coronavirus lockdown. The agent supplied site photos on 23/06/2021. These photos were used for the purpose of determining this application.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks a single storey front extension, two storey side extension, part two storey and single storey rear extension.

Plans considered:

- Existing Ground, First Floor & Roof Plan - PL/A543/01
- Existing Elevations - PL/A543/02
- ~~Proposed Ground, First Floor & Roof Plan - PL/A543/03~~
- ~~Proposed Elevations - PL/A543/04~~

- Location & Site Plan - PL/A543/05

Received on 19/05/2021

- ~~Existing & Proposed Block Plan - PL/A543/06~~

Received on 24/06/2021

- ~~Proposed Ground, First Floor & Roof Plan - PL/A543/03 Rev A~~

- Proposed Elevations - PL/A543/04 Rev A

Received on 12/07/2021

- Proposed Ground, First Floor & Roof Plan - PL/A543/03 Rev B

Received on 13/07/2021

- Existing & Proposed Block Plan - PL/A543/06 Rev A

Received on 14/07/2021

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

16 Wealden Way, Tilehurst, Reading, RG30 6DA - No response received.

14 Chelsea Close, Tilehurst, Reading, RG30 6ET - No response received.

15 Chelsea Close, Tilehurst, Reading, RG30 6EP - Response received on 13/06/2021.

- Concerns raised regarding the construction of the proposed extensions and the works required to the foundations. These concerns raised are not considered material planning considerations.

Reading Borough Council, Transport - Response received on 07/06/2021

- The proposed works will result in the loss of the existing garage to provide ancillary accommodation to the man dwelling. Plans illustrate that the garage is to be re provided, however the dimensions of the garage do not conform to the Councils current standards where it is states that the recommended internal dimensions are 7m x3m. Given that the existing garage is smaller than the current standards but larger than that proposed, a garage that is comparable in size to the existing one would be required. Alternatively, an additional parking space could be provided on the front drive, the proposed layout for 2 vehicles and the access would need to be illustrated on plans.
- Please ask the applicant to submit revised plans with either adjusted dimensions for the single garage or a proposed layout for 2 vehicles.

Reading Borough Council, Transport - Response received on 13/07/2021 upon review of plan 'Proposed Ground, First Floor & Roof Plan - PL/A543/03 Rev B'

- The parking layout proposed is considered acceptable.

Reading Borough Council, Ecology - Response received on 23/06/2021

- The application site comprises a modern link detached house in an urban area. Considering the location of the house and the condition of the building as viewed on google StreetView it is considered unlikely that the house will host a bat roost or that other protected species will be affected by the proposals. There are therefore no objections to this application on ecology grounds.

Reading Borough Council, Environmental Protection - Response received on 12/07/2021

- Planning applications should be considered on a precautionary basis in relation to the possibility of contamination on all land subject to or adjacent to previous industrial and also where uses are being considered that are particularly sensitive to contamination - e.g. housing, schools, hospitals, and children's play areas.
- The developer is thus responsible for determining whether land is suitable for a particular development or can be made so by remedial action.

- Contamination is not restricted to previously developed industrial land but it can occur also on greenfield sites including land used for residential gardens. Contamination can create risks to human health, property and the wider environment, including long-term limitations on the use of soils.
- You are advised that the development lies on the site of an historic clay pit, which has the potential to have caused contaminated land and the proposed development is a sensitive land use.
- We commonly receive complaints about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and about smoke from bonfires associated with the burning of waste on site of minor developments.

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
EN16 Pollution and Water Resources
TR3 Access, Traffic and Highway-Related Matters
TR5 Car and Cycle Parking and Electric Vehicle Charging

SPG/SPD

Design Guide to House Extensions SPD (Adopted March 2021)
Revised Parking Standards and Design SPD (2011)

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.*

At ground floor level; the proposed development consists of a single storey wraparound extension, which involves the demolition of the existing garage. The rear extension aspect of the proposed wraparound extension has a depth of 4m and is to the side boundary at number 16. The single storey aspect of the proposed rear extension has a height of 2.55m to the side boundary at number 16, features a flat roof, with a roof light. The rear elevation consists of glazed patio doors leading to the rear garden, with a window serving the kitchen. Two ground floor windows are proposed to the side elevation (east), serving the proposed garage, and toilet. A door is also proposed to the side elevation (east) providing access to the proposed utility room. The front elevation of the proposed extension extends to the existing porch, with a garage door proposed to the front elevation.

The proposed two-storey side and rear extension extends from the existing first floor front elevation and has a total depth of 11m, extending beyond the existing side elevation of the main house by 3m. The proposed side and rear extension features a pitched roof with gable end, and is set at the same height as the main house. The rear aspect of the proposed first floor side and rear extension features a pitched roof, which is set down from the existing ridge by 1.3m. One window is proposed to the side elevation (east) at first floor level, serving the proposed bathroom. Windows are proposed to the front and rear elevations of the proposed first floor side and rear extension, both serving bedrooms.

While the proposed side and rear extension has not been set back and down from the existing dwelling, it is considered that in this specific instance the proposed extensions integrate well with the main house. The proposed side extensions are considered subservient in their width, while the proposed extensions do not infringe any important building line along Wealden Way. The proposed extensions are considered to integrate well with design features of the existing dwelling, continuing the pitched roof above the existing porch across the proposed garage. The width of the proposed extensions, combined with the roof not extending beyond the existing ridge leads to the consideration that the proposed extensions are subservient.

With regards to the materials proposed; the brickwork and roof tiles have been specified on the application form to match the existing dwelling. The proposed windows have also been specified as uPVC to match existing.

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. Developments of the size and scale proposed within this application are not considered especially out of character with the surrounding area. The proposed two storey side extension, while visible from the street scene, is not considered significantly harmful to the character and appearance of the surrounding area. The extensions proposed are not considered to harm important views or the character along Wealden Way.

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 15 Chelsea Close. The proposed first floor extensions only extend 1.1m beyond the rear elevation of number 15 and is not considered to result in a harmful loss of light to habitable rooms or appear overbearing. The side elevation of the proposed side and rear extensions is set from the boundary to number 15 by 1.05m and still allows appropriate access to the rear garden for residents at number 14. The proposed development is not considered to harm the outlook from number 15 due to the location of the proposed extensions in relation to habitable rooms and the rear garden at number 15.

With regard to the impact of the proposal to 16 Wealden Way, the proposed extensions at number 14 are not considered to harm living conditions at number 16. The main house at number 16 is set at a slightly higher ground level than number 14. While the proposed side ground floor extension does extend to the side boundary at number 16 and has a depth of 4m, the maximum height to the side boundary at 2.5m is considered acceptable. The proposed ground floor rear extension is not considered to result in a loss of light to habitable rooms or appear overbearing to the residents at number 16 due to the height of the proposed ground floor rear extension. The proposed two store rear extensions have a depth of 3m from the existing rear elevation at number 14 and are set sufficiently from the side boundary to number 16 by 4.6m. Therefore, the proposed rear and side extensions are not considered to harm the living conditions at number 16.

No other nearby occupier is considered to be significantly impinged by the proposed development in relation to any amenity consideration. For existing and future occupiers of the proposed dwelling, the proposals would improve the standard of accommodation at the site. The proposed front extensions are not considered to harm the living conditions of neighbouring properties.

Overall, the proposed single storey rear extension is not considered to 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. It is considered appropriate to condition the approval of this application to restrict the potential insertion of side facing windows to the side elevations of the first-floor rear extension under permitted development. This is to safeguard the amenity of numbers 15 Chelsea Close and 16 Wealden Way from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan. The flat roof area to the proposed ground floor rear extension will also be conditioned to restrict the use of the area as a potential balcony, roof garden or similar amenity area. This is to safeguard the amenity of the neighbouring Wealden Way and Chelsea Close properties from overlooking and loss of privacy in accordance with Policy 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.

7.4 Contaminated Land

The proposal site is located within an area that has been identified as contaminated land, therefore, the Environmental Protection team were consulted on this application. In this instance it is considered appropriate to simply advise the applicant that the development lies on the site of a historic clay pit, which has the potential to have caused contaminated land. The proposal site is therefore considered a sensitive land use. The applicant is advised that they may wish to satisfy themselves that the proposal takes the necessary precautions prior to development.

7.5 Transport

Transport raised a concern regarding the loss of the an on site vehicle parking space due to the demolition of the garage and the footprint of the proposed extensions. The replacement garage proposed does not conform to the recommended internal dimensions for a garage as outlined in the Revised Parking Standards and Design SPD (2011). As a result, it was requested that a revised plan be provided demonstrating two on site vehicle parking spaces in order to conform with the requirements of the Revised Parking Standards and Design SPD (2011). A revised plan was submitted which demonstrates two on site vehicle parking spaces in accordance with the required dimensions for a vehicle parking space. Therefore, the proposed parking layout as revised is considered in accordance with policies TR3 and TR5 of the Reading Borough Local Plan.

A condition to the approval of this application is recommended requiring the proposed parking layout to be implemented and maintained as such. This is to ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

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:

Plans considered:

- Location & Site Plan - PL/A543/05

Received on 19/05/2021

- Proposed Elevations - PL/A543/04 Rev A

Received on 12/07/2021

- Proposed Ground, First Floor & Roof Plan - PL/A543/03 Rev B

Received on 13/07/2021

- Existing & Proposed Block Plan - PL/A543/06 Rev A

Received on 14/07/2021

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 elevations of the extensions 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.

PD5: Use of Roof Restricted

The flat roof area of the ground floor rear 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.

DC1: Vehicle Parking (As Specified)

The extensions hereby permitted shall not be occupied until all vehicle parking spaces have been provided in accordance with the plans hereby approved. The spaces shall be kept available for parking at all times thereafter.

REASON: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

11. INFORMATIVES

Standard Informatives

IF3 Highways

- i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.
- ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.

IF9 Contamination

You are advised that the development lies on a potentially contaminated site. Due to the nature of the historic land use there is the potential of contaminated land being present. The developers must be aware that any ground or enabling works may bring receptors into contact with the aforementioned contaminants. You may wish to satisfy yourself that the details of the construction proposals take the necessary account of the possibility of contaminants from that source.

Construction and demolition phases - extensions / renovations

Noisy construction, demolition and associated activities should be restricted to between the hours of 08:00hrs to 18:00hrs Mondays to Fridays, and 09:00hrs to 13:00hrs on Saturdays, with no noisy works taking place at any time on Sundays and Bank or Statutory Holidays.

There should be no burning of waste on the site.