

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Tilehurst

App Ref: 210610/HOU

Address: 7 Armour Road, Tilehurst, Reading, RG31 6EX

Proposals: A part single storey, part two storey rear extension and a new detached outbuilding.

Case Officer: Julie Williams

Date received (valid from): 20 April 2021 Target Decision date: 18 June 2021

PROPOSAL AND SUPPORTING INFORMATION

Property is a large semi-detached Victorian age property with hardstanding to the front and gap to side between no.7 and no.5. Has in the past been altered and rendered all over in grey render. Rear looks a bit of a muddle.

New owner now wishes to extend the main house to the rear at ground floor and first floor and convert the roof space to accommodation. Also remodel the main rear elevation as shown below.

Proposal also includes an outbuilding at the end of garden to provide office space and parking. An access is therefore needed to the outbuilding. Amended plans were eventually provided to show the outbuilding reduced in size (was c66 sq.m and almost 5 metres high as originally proposed).



Existing elevations



Proposed elevations



- 20026-LO-001 - Location Plan
- 20026-SU-001 - Existing Block Plan
- 20026-SU-002 - 004 Existing Plans
- 20026-SU-005 - Existing Elevations

House extension

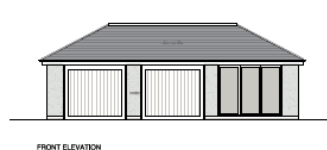
- 20026-DD-002 - House Extensions received on 20 April 2021
- 20026-DD-003 - Rooms in roof space received on 20 April 2021
- 20026-DD-004 - Front Elevation & Section received on 20 April 2021
- 20026-DD-005 - Proposed Elevations received on 20 April 2021

Outbuilding Amended plans provided:

- 20026-DD-001A Site Plan received on 14 June 2021
- 20026-DD-006A Outbuilding Plan received on 14 June 2021
- 20026-DD-007A Outbuilding Elevations received on 14 June 2021



Original elevations



Amended elevations



PLANNING HISTORY

990446 - outline application for dwelling - refused July 2000
010879 - 2 storey side extension - permitted 2001
020572 - 2 storey side extension - withdrawn 2002
030881 - 2 storey side extension - permitted December 2003

CONSULTATIONS

The following addresses were consulted by letter and site notice displayed.
Equity House, 4-6 School Road, Tilehurst, Reading, RG31 5AL
5 Armour Road, Tilehurst, Reading, RG31 6EX
9 Armour Road, Tilehurst, Reading, RG31 6EX

2 comments received regarding party wall matters and the potential impact of the use of the outbuilding.

Applicant's agent advised of comments and also officer concerns for the size and use of the outbuilding.

The agent replied:

Main House.

The applicant has spoken to the neighbour and there are clearly a few details that will need to be addressed during the technical design stage (construction drawings), however, in order to mitigate any concerns we will seek the written agreement of the neighbour through the issuing and signing of Party Wall notices. This will ensure measures are in place to establish correct boundary siting and to safeguard both properties prior, during and after the build.

Outbuilding >

I can confirm that we have reduced the size of the Outbuilding. The width has been reduced by approx 0.5m, the depth by approx 0.5m and height down to under 4m (by shallowing of roof pitch). The outbuilding has also been sited slightly further away from the adjacent site boundaries. These changes have broadly brought the proposals in line with Permitted Development legislation. We have also shown a permeable access detailing the removal of 2 trees, which will be replaced by 5 new. We have also shown new boundary shrubbery (to help create a sound buffer) and an electric car charging point. I appreciate that there is a concern that this structure could be used as a separate dwelling or sub let, however, I can confirm that this is not the case. We are happy for you to add a planning condition preventing this or other legal written agreement.

Officer comment: Having considered the merits of a S106 agreement but with the outbuilding now being reduced in size to comply with PD criteria this approach seems too onerous when a planning condition could achieve the same outcome.

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'. 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

Assessment

The proposed development with the extensions and alterations to the main house with a ground floor rear extension and first floor extension, re-modelling of the rear wall of the house and windows in the roof are not considered to be harmful to the character or appearance of the site or its surroundings and would not have a detrimental impact on the original building or neighbouring properties.

With the proposed outbuilding changed to reduce its size and height and plans to clarify how access will be provided with a commitment to retaining boundary screening and to plant replacement trees earlier concerns regarding appearance and use, which can be reinforced by planning conditions, are addressed.

As such the proposal is considered to be in accordance with CC7 (Design and the Public Realm), CC8 (Safeguarding amenity) and H8 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) and the Councils Supplementary Planning Guidance "A Design Guide to House Extensions" (2020).

RECOMMENDATION:

Grant