

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Norcot

App Ref: 210961/HOU

Address: 34 Kingsley Close, Reading, RG2 8TU

Proposals: Single storey side extension for bedroom and wet room.

Case Officer: James Schofield

Date received (valid from): 11 June 2021 **Target Decision date:** 6 August 2021

1. INTRODUCTION

The development site an end-of-terrace residential dwelling on the east side of Kingsley Close. This section of Kingsley Close is characterized by sets of terraced housing running the lengths of street blocks. The area is relatively flat. The houses are mid-twentieth century modernism, with low levels of ornamentation and prominent straight roof-lines and front elevations set at different depths; intentionally irregular building lines.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a single-storey side extension. Plans considered;

Dwg No. ET/01 Existing Elevations & Floor Plan
Dwg No. ET/02 Proposed Elevations & Floor Plans
Location Plan
Site Plan

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

4.1 Neighbours

The following addresses were consulted by letter.

35 Kingsley Close, Reading, RG2 8TU
33 Kingsley Close, Reading, RG2 8TU
65 Kingsley Close, Reading, RG2 8TX

No letters of representation have been received. The applicant and/or their agent submitted a form indicating that a Site Notice was displayed on the 17th of June 2021.

5. Equality Act 2010:

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. The applicant indicated on the application form the ground-floor bedroom and wet-room for the use of a disabled occupant. As such, an indication that a member of a protected group identified by the Act 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 that these needs are a material consideration in terms of assessing this application. However, the proposal is considered to be acceptable without having to make any special allowances.

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 Planning Policy

National Planning Policy Framework (2019)

National Planning Practice Guidance

Reading Borough Local Plan (adopted 2019)

CC7 Design and the Public Realm

CC8 Safeguarding Amenity

EN12 Biodiversity and the Green Network

H9 House Extensions and Ancillary Accommodation

H10 Private and Communal Outdoor Space

SPG/SPD

A Design Guide to House Extensions SPG (adopted 2021)

7. APPRAISAL

7.1 Principle of Development

The application seeks permission for a single-storey side extension to an existing residential dwelling. Such domestic works are supported in principle by Policy H9 (House Extensions and Ancillary Accommodation) of the Local Plan (2019) subject to a number of criteria ensuring the effects of such extensions and alterations respect its context and are not harmful. These considerations will be examined in more detail in the following sections.

7.2 Character, scale and siting

Local Policy CC7 states that, development must be of a high design quality that maintains and enhances the character and appearance of the area in Reading in which it is located. Policy H9 states that an extension will be acceptable where it: respects the character of the house, respects the pattern of neighbouring properties, and does not present a large blank façade to public area. The SPD 'A design guide to house extensions' provides guidance on design considerations for single-storey rear extensions, which outlines that an extension should be less than 4 meters in depth and maintain a distance of 20 meters or more from the rear of the dwelling to that of neighbours.

By virtue of the single-storey design of the proposal, and its siting to the side of the dwelling where that flank faces a road, its impact on public areas and neighbouring sites would not be harmful. The proposed materials and design of the proposal is noted as broadly like that of the original dwelling and others like it within the immediate context. Additionally, the amount of usable outdoor amenity space for the property that would be retained by the proposal is acceptable, and the proposal would not result in harm to the quality of neighbouring sites' outdoor amenity space or outlook. As such, the development proposal accords with the aims of policies CC7 and H9 of the Local Plan (2019) with respect to character, scale and siting.

7.3 Amenity

Policy CC8 states an extension to a house will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties. Policy H10 aims to ensure suitable outdoor private and communal outdoor amenity space is prioritised in development decision. The proposal includes a single-storey extension which extends into the rear garden of the host dwelling.

The proposal is for a 4.3 meter wide single-storey side extension for the majority of the side elevation. It is considered unlikely that any significant detrimental impact on residential amenity of either the site or neighbouring sites would result. This is due to the siting of the proposal and its height. The proposal would leave over half of the garden undeveloped and would not

significantly harm outdoor amenity space of neighbour sites. As such, the proposal is considered to accord with the aims of policy CC8 and H10 of the Local Plan (2019).

7.4 Biodiversity and sustainability

Part 'b' of Policy EN12 indicates that all development sites should not result in a net loss of biodiversity or geodiversity, and should provide a net gain for biodiversity wherever possible through new tree planting, wildlife friendly landscaping and other ecological enhancements. These aims are supported by Policy H9 which states that an extension will only be acceptable where it does not result in the loss of biodiversity within gardens.

The proposal is not considered likely to result in a net loss of biodiversity or geodiversity. As such the proposal is considered to accord with the biodiversity and sustainability considerations of Policies H9 and EN12 of the local plan.

8. CONCLUSION

The proposed development has been assessed and the proposed works are in accordance with the above relevant policies and planning permission can be granted.

9. RECOMMENDATION

GRANT

10. CONDITIONS

1. Standard time limit (TL1)
2. Standard approved plans (AP1)
3. Materials as specified (M3)