

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Peppard

App Ref: 200435/HOU

Address: 5 Hawthorne Road

Proposals: Front, rear and side extensions to bungalow with front, rear and side roof extensions including dormer roof extensions to create additional accommodation within the roof space

Case Officer: Mr Anthony Scholes

Applicant: Mr A Klosi C/o Creative Design and Structure Ltd

Target Decision date: 12 May 2020

1. INTRODUCTION

The development site is a detached bungalow located on the Northern side of Hawthorne Road. The property currently contains an attached single storey garage, and single storey side extension.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a front, rear and side extensions to bungalow with front, rear and side roof extensions including dormer roof extensions to create additional accommodation within the roof space.

Plans considered:

Drawing No. 06620-06 - Proposed first floor plan

Drawing No. 06620-08 - Proposed elevations

Drawing No. 06620-07 - Proposed roof plan

Drawing No. 06620-05 - Proposed ground floor plan

As received 19 March 2020

Drawing No. 06620-07 Rev A - Proposed roof plan

Drawing No. 06620-08 Rev A - Proposed elevations

As received 22 April 2020

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

4.1 The following addresses were consulted by letter.

April Ridge, Woods Road; and
3 Hawthorne Road

No objections have been received.

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 (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

7. APPRAISAL

7.1 *Scale, appearance and design*

The proposed development includes a front rear and side extension which includes a continuation of the existing ridge height for all portions. Policy H9 and CC7 require that all development respect the built form of the area in Reading in which it is located, and respect the original dwelling. The proposal includes a continuation of the gable end roof to the right hand side (as viewed from the street) above the existing single storey extension. The proposal also includes a front facing gable end roof form at a 90° angle to the main portion of the dwelling. This portion would protrude 800mm from the main building.

The proposal would be of a similar design approach to that of the adjoining no. 3 Hawthorne Road, and would increase the scale, mass, and bulk of the dwelling as viewed from the street. The scale of the proposal is considered to be similar to that of properties around Hawthorne Road, which have no specifically distinguishable character, and are of a similar architectural style to the original dwelling and are therefore acceptable.

The additional elements to the front include: 3 front facing dormers and a front porch. Each of the front facing dormers are designed with a pitched roof which match the front porch design. These elements are considered to be acceptable in design terms as viewed from the public realm. The proposal also includes 1 no. front facing roof light, this is a minor feature and is acceptable.

To the rear, a single storey rear extension and flat roof dormer are proposed, with the flat roof dormer being used as a hallway at first floor with roof lights. The works to the rear are less visible from the public realm, with possible oblique views from Woods Road/Hawthorne Road. These elements are considered acceptable in design terms.

The materials are proposed to match the existing and will be secured by condition.

7.2 *CC8: Safeguarding Amenity 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.*

To assess this, the following has been considered - would the proposal cause a significant detrimental impact to the living environment of existing or new residential properties in terms of:

- Privacy and overlooking; **NO**, the proposal would introduce 3 no. rear facing windows within the flat roof dormer, and a bathroom window in the gable end wall (at first floor). These would all be proposed to be obscure glazed, and roof lights are proposed to allow natural light into the hallway, a condition is recommended to secure obscure glazing in perpetuity.
- Access to sunlight and daylight; **NO**
- Visual dominance and overbearing effects of a development; **NO**, there are no side facing windows to habitable rooms at no.3 Hawthorne Road.
- Noise and disturbance; **NO**
- Artificial lighting; **NO**
- Vibration; **NO**
- Dust and fumes; **NO**
- Smell; **NO**
- Crime and safety. **NO**

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