

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Tilehurst

App Ref: 210010/HOU

Address: 10 Uffington Close, Tilehurst, Reading, RG31 5LY

Proposals: Two Storey side extension. Single storey rear extension. Front porch. Demolish existing detached garage

Case Officer: Nathalie Weekes

Applicant: Mr Dinsey

Date received (valid from): 4 January 2021 **Target Decision date:** 5 March 2021

1. INTRODUCTION

The application site is a two storey semi-detached property within a cul-de-sac position. The property has a detached garage to the rear with access to the side of the house. The boundary is splayed with the neighbouring property at 12 Uffington Close. The application site is an irregular shape and the front of the site is wider than the rear. The surrounding area is predominantly residential of similar style properties.

8 Uffington Close has a single storey extension to the rear and there is a planning application for a two storey side extension at 12 Uffington Close currently under consideration.

Due to extenuating circumstances a site visit could not be conducted and the agent submitted photos of the site for consideration.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for a two storey side extension, single storey rear extension, a front porch and to demolish the existing detached garage.

A single storey garage is proposed up to the site boundary measuring approximately 5.44m in width, reducing in width along the boundary splay, extending 10.7 in length and at a height of 3.6m.

A two storey element above the proposed garage measuring 3.49m in width 3.72m in depth and 10.8m to eaves is inset from the boundary and set back 0.5m from the front elevation with the ridge height set down from the original ridge height by 1.2m. The two storey element is then further stepped back at a depth of 2.8m, 2.5m in width and set down 0.12m from the original roof ridge. No side windows are proposed.

The garage is set forward of the front elevation, lined up to the protruding bay windows with a sloped roof extending to a front porch. The proposed open front porch with a hipped roof measures approximately 1m in depth, 2.9m in width and 3.2m in height.

The proposed single storey rear extension measures 9.10m in width, 3.2m in depth, 2.4m to the eaves and 3.4m to the roof ridge that will be part flat, part hipped with parapet wall and a concealed flat roof element. Three windows are proposed in the vaulted ceiling with 3 bifold doors, a window and door in the rear elevation.

The materials would consist of brick and tiles to match the existing property. The proposed first floor extension set back above the garage will be brickwork to match the building edging, without hanging tiles.

Plans considered

01 Existing plans, elevations and location plan

As received 5 January 2021

Rev 02 Proposed plans, elevations, block plan

Photos of site

As received 17 February 2021

Email from agent at 10:30 on 3 March 2021 stating material to match existing dwelling

As received 3 March 2021

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

4.1 The following addresses were consulted by letter.

77 Hildens Drive, Tilehurst, Reading, RG31 5JA

8 Uffington Close, Tilehurst, Reading, RG31 5LY

12 Uffington Close, Tilehurst, Reading, RG31 5LY

No letters of representation have been received. A site notice was emailed to the agent and displayed on 8 January at the site.

Internal consultations:

Ecology had no objections.

Transport had no objections subject to conditions relating to parking spaces, access and protection of highways.

Natural environment had no objections subject to a condition to ensure there will be no net loss of trees or vegetation with replacement trees to be planted for any trees removed.

Communications with agent

Following discussions regarding the development, the agent submitted amended plans illustrating additional parking and tree information.

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.

5. 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)

TR3 (Access, Traffic and Highway-Related Matters)

TR5 (Car and Cycle Parking and Electric Vehicle Charging)

EN14 (Trees, Hedges and Woodland)

SPG/SPD

- A Design Guide to House Extensions SPG
- Revised Parking Standards and Design SPD

6. APPRAISAL

H9 states: An extension to a house will be acceptable where it:

A. Respects the character of the house in terms of scale, location, materials and design;

To assess this, the following has been considered - would the proposal:

- detract from the appearance of the original building through the use of ill-matching materials and by not fitting in with the design, scale and proportions of the original building; *NO, the extension is considered suitable set back and set down from the main house and is broadly compliant with the Council's 'Design Guide to House Extensions. It is not considered to detract from the appearance of the original property.*
- reduce the amount of usable amenity space for the property to an unacceptable degree; *NO*
- require the loss of trees in the garden or put significant trees at risk; *NO, the proposed plans to be approved illustrate that any trees removed will be replaced to ensure there is no net loss of trees on site, in accordance with EN14 (Trees, Hedges and Woodland).*

B. Respects the character and pattern of neighbouring properties and the street as a whole in terms of scale, location, materials and design, and any important existing building line; Respects neighbour's amenities and does not present a large blank façade to public areas.

To assess this, the following has been considered - would the proposal:

- significantly reduce the amount of daylight and sunlight enjoyed by neighbouring properties; *NO, there is over 20m to the end of the garden reducing any impact on 77 Hildens Drive to the rear. No side windows are proposed to invade privacy. There is a single storey side extension at 12 Uffington Close and a rear single storey extension at 8 Uffington Close which reduce the impact of the development on neighbouring properties. The first floor elements are set in from the boundary with 12 Uffington Close. The development is not considered to significantly reduce the amount of daylight and sunlight to neighbouring properties.*

- invade the privacy of neighbouring properties through overlooking from windows or balconies; NO, *no side windows are proposed however a condition would be placed on the permission preventing the installation of any first floor windows on the side extension without separate permission from the Local Planning Authority.*
- detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; NO, *the proposed design is in line with policy and guidance and it is not considered out of character with neighbouring properties.*
- detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; NO, *the materials will match the existing and the design of the proposal is not considered to detract from the appearance of the road.*

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, see comments above
- Access to sunlight and daylight; NO, see comments above
- Visual dominance and overbearing effects of a development; NO, *although there will be a change in outlook, particularly for the residents of 12 Uffington Close, the proposals are not considered to be visually dominant or overbearing.*
- Noise and disturbance; NO
- Artificial lighting; NO
- Vibration; NO
- Dust and fumes; NO
- Smell; NO
- Crime and safety. NO

Parking and Access

Proposed plans to be approved illustrate the parking places and access to be provided as specified, in accordance with TR3 (Access, Traffic and Highway-Related Matters) and TR5 (Car and Cycle Parking and Electric Vehicle Charging).

7. 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.

8.0 RECOMMENDATION

Application Permitted

Conditions

- 1 Time limit
- 2 Materials
- 3 Approved plans
- 4 Use of roof restricted
- 5 No new openings

Informatives

- 1 Terms and conditions**
- 2 Building regulations**
- 3 Construction and demolition**
- 4 Encroachment and Party wall**
- 5 Highways**
- 6 Access construction**
- 7 Positive and proactive**