

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Kentwood
App Ref: 200206/HOU
Address: 18 Pottery Road, Tilehurst, Reading, RG30 6BQ
Proposals: Part two storey and part single storey side and rear extensions.
Case Officer: James Schofield
Date received (valid from): 10 February 2020
Target Decision date: 12 May 2020

1. SITE DESCRIPTION

18 Pottery Road is a mid-twentieth century dwelling on a section of Pottery Road typified by verdant pie-shaped plots opposite McIlroy Park. These dwellings are of a simple red brick construction with gable and mono-pitched roof forms. The rear of the site forms the narrow point of the pie and has a westerly aspect. 20 Pottery Road lies directly to the north of the site due to this westerly aspect. The site does not benefit from listed status, conservation area protection or any protected trees on site. It is, however, within a designated Green Link and Air Quality Management Area.

2. PROPOSED DEVELOPMENT

The proposed development includes part two and part single-storey side and rear extensions using red brick, gable and mono-pitched roof forms reflective of the original dwelling. Plans considered:

Drawing No: P-18 PR-01 OS Map & Block Plan
Drawing No: P-18 PR-02 Existing Plans & Elevations
Drawing No: P-18 PR-02 Proposed Plans
Drawing No: P-18 PR-03 Proposed Elevations
As received 10 February 2020

Drawing No: P-18 PR-01 Rev. A OS Map & Block Plan
Drawing No: P-18 PR-03 Rev. A Proposed Plans
Drawing No: P-18 PR-04 Rev. A Proposed Elevations
As received 8 April 2020

Drawing No: P-18 PR-01 Rev. B OS Map & Block Plan
Drawing No: P-18 PR-05 Existing & Proposed Site Plans (Landscaping)
As received 6 May 2020

3. RELEVANT PLANNING HISTORY

None relevant.

4. CONSULTATIONS

Neighbours

All adjoining neighbours were consulted by letter and one objection from 20 Pottery Road was received. The objector had two concerns, the first relating to placement of the rear door in light of dog barking. The second relates to the first-floor extension blocking light into their garden. The first points relating to noise created by the applicant's pet are best addressed through friendly discussions with neighbours, and failing those, noise complaints. The concerns relating to loss of

sunlight resulted in the Planning Officer seeking amended plans which moved the proposed extensions further away from 20 Pottery Road; see section 7.3 *Amenity* for further details.

Transport

Officer did not raise any objections but did recommend informatives regarding the need to avoid causing damage to highways or the verge.

6. LEGAL AND PLANNING POLICY CONTEXT

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.

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

H9: House Extensions and Ancillary Accommodation

EN12: Biodiversity and the Green Network

EN15: Air Quality

EN16: Pollution and Water Resources

SPG/SPD

A Design Guide to House Extensions SPG

7. APPRAISAL

7.1 Principle of development

The application seeks permission for a various side and rear extensions to the ground and first floor of 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 and scale

Policy CC7 of the Local Plan 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, the pattern of neighbouring properties and building lines.

The side extension elements would be the most visible element of the proposed development, however, they are set-back and down from the original dwelling while maintaining the architectural language of original main dwelling; roof pitches, roof types, bricks, windows, etc.

The two-storey rear projection employing a hipped roof is considered to sympathetically respond to the existing dwelling while providing further accommodation. The ground-floor rear extension elements use a flat-roof but are the least visible elements of the proposed works.

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 Council's Supplementary Planning Guidance "A Design Guide to House Extensions" (2003).

7.3 Amenity

Policy CC8 requires development to refrain from causing a detrimental impact on the living environment of existing residential properties or resulting in unacceptable living conditions for residents of the dwelling. Policy H9 compliments these aims by indicating that acceptable development will not present an overbearing impact on neighbours or public areas.

The ground floor side and rear extensions would not reduce privacy, sunlight or overbearingness by virtue of single-storey height and level topography.

Subsequent to discussions with the agent and applicant, amended plans were submitted which re-sited the first floor elements of the proposal further away from the boundary with 20 Pottery Road. These plans ensure the proposed works do not result in detrimental loss of sunlight amenity for this neighbour.

The site enjoys a large front garden and the proposed development would leave over half the plot undeveloped.

Subsequent to the above analysis, in this instance and based on the sites individual circumstances, the proposed development is deemed to accord with Policy CC8 and the overbearingness considerations of Policy H9.

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 will result in the loss of three fruit trees (Apple, Elderberry & Pear) and several hedgerows within a designated Green Link. Discussions with the agent resulted in a landscaping plan which ensures there is no net decrease in the number of trees and hedgerows on site, and that all new paving will be use permeable materials.

As such, the proposal is not considered likely to result in a net loss of biodiversity or geodiversity should the implementation and maintenance of the landscaping plan be conditioned as part of any positive recommendation. 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

In light of the above assessment the proposal is considered to accord with the requirements of the development plan. As such, the proposed development is recommended for approval subject to conditions.

9. RECOMMENDATION

GRANT

10. CONDITIONS

1. TL1 Standard time-limit
2. AP1 Standard approved plans
3. M1 Materials to match
4. L4A Landscaping plan to be maintained and implemented

APPENDIX

Site photos provided by the agent as of the 8th of April 2020. Site visit not possible due to the COVID-19 pandemic.







