

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Tilehurst
App Ref: 210967/HOU
Address: 110 St Michaels Road, Reading, RG30 4SE
Proposals: Single storey Front Extension to hall under existing porch roof.
Case Officer: James Schofield
Date received (valid from): 11 June 2021 **Target Decision date:** 6 August 2021

1. INTRODUCTION

The development site is one half of a two-storey semi-detached residential dwelling. The dwelling is typical of a row of similar dwellings lining the south-western side of St Michaels Road. These dwellings have front projections which include bay windows. The set-back wall includes the front doors and include porches with eaves which do not extend beyond the wall of the front projection.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a single-storey front extension to convert the porch into part of the hall. Plans considered;

Dwg No. 11-B Existing Plans & Elevations
Dwg No. 13 Proposed Plans & Elevations
Block Plan
Site Location Plan
As received 14th of June 2021

3. RELEVANT PLANNING HISTORY

App Ref: 201433
Type: CLP
Description: Certificate of Lawfulness for proposed construction of a rear outbuilding.
Decision: Granted on the 2nd of December 2020.

4. CONSULTATIONS

4.1 Neighbours

The following addresses were consulted by letter.

3A Keswick Close, Tilehurst, Reading, RG30 4SD
374 The Meadway, Tilehurst, Reading, RG30 4NX
372 The Meadway, Tilehurst, Reading, RG30 4NX
112 St Michaels Road, Tilehurst, Reading, RG30 4SE
108 St Michaels Road, Tilehurst, Reading, RG30 4RX

The applicant and/or their agent submitted a form indicating that a Site Notice was displayed on the 17th of June 2021. One letter of representation was received from a resident of 3A Keswick Close sharing the observation that the outbuilding proposed by 201433 is not illustrated on the plans. However, given the size of the rear garden, no material considerations are deemed likely to result from including this information on this proposal.

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 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 front 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 areas. The SPD 'A design guide to house extensions' provides guidance on design considerations for single-storey front extensions, which outlines that the design should not detract from the existing dwelling, not encroach on a line taken 45 degrees from the mid-point of the nearest neighbouring habitable room, and should not harm common building lines or positive repeating design features.

The design of the proposed porch retains the footprint of the existing canopy, and as such, will not impede the 45-degree line or break the building line common to the related dwellings. The design of the proposal effectively moves the details of the existing wall to the base of the existing canopy. As such, the visual impact of the proposal is limited and not harmful. 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 front extension to the porch.

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 proposal's height and siting being effectively within the footprint of an existing canopy ensuring the potential to impact neighbours is very limited. 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)