

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Park

App Ref: 200106/HOU

Address: 10 Earley Hill Road, Reading, RG6 7BJ

Proposals: Rear single storey extension.

Case Officer: Mr David Brett

Applicant: Mr & Mrs Zakir

Date received (valid from): 23/01/2020

Target Decision date: 19/03/2020

1. INTRODUCTION

Earley Hill Road is a private road located 1.85 miles from the centre of Reading. There are two entry points to Earley Hill Road, one being from Whiteknights Road, the other being from Wokingham Road. The proposal site is a detached dwelling located on the northern side of Earley Hill Road. The existing dwelling is a large two storey dwelling with a white rendered façade, with hanging tile above the first-floor bedroom window. There is ample on-site parking with a detached double garage to the side of the dwelling. The front of the existing dwelling is screened from the highway by a 1.9m (est.) brick wall, which obscures the ground floor elevation of the dwelling.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a rear single storey extension.

Plans considered:

- Existing Plans - 19A059/PL01
- Existing Elevations Sheet 1 - 19A059/PL02
- Existing Elevations Sheet 2 - 19A059/PL03
- Proposed Plans - 19A059/PL11-A
- Proposed Elevations Sheet 1 - 19A059/PL12
- Proposed Elevations Sheet 2 - 19A059/PL13-A

Received on 23/01/2020

3. RELEVANT PLANNING HISTORY

- 900034 - Erection of first floor and single storey extensions to provide bedroom with ensuite and study. - Application Permitted on 03/06/1997
- 970428 - Single storey side extension and conservatory. - Application Permitted on 07/01/1991

4. CONSULTATIONS

4.1 The following addresses were consulted by letter.

7 Belle Avenue, Reading, RG6 7BL - No response has been received.

9 Belle Avenue, Reading, RG6 7BL - No response has been received.

8 Earley Hill Road, Reading, RG6 7BJ - No response has been received.

12 Earley Hill Road, Reading, RG6 7BJ - Response received on 19/02/2020.

- Comment Type: Observation
 - Please ensure that the wood-burning stove is a DEFRA-approved smoke exempt appliance, with an "Ecodesign" label, to the standard required as though we were in a Smoke Controlled Area. We are already affected in our own home and

garden environment by smoke and unhealthy emissions from other wood-burning stoves in our immediate neighbourhood.

- *Please ensure that the chimney is as tall as it can be so that fumes are emitted as high as possible into the air (as stated in the British Flue and Chimney Manufacturers Association's guidelines) - ideally above the gutter line of the main part of the house.*

99 Whiteknights Road, Reading, RG6 7BB - No response has 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 (Adopted November 2019)

CC8 Safeguarding Amenity

H9 House Extensions and Ancillary Accommodation

H10 Private and Communal Outdoor Space

EN15 Air Quality

SPG/SPD

A Design Guide to House Extensions SPG

7. APPRAISAL

7.1 House Extensions and Ancillary Accommodation

In accordance with Reading Borough Local Plan policy H9: House Extensions and Ancillary Accommodation, house extension proposals are acceptable where it:

- *Respects the character and appearance of the house in terms of scale and locations.*
 - The proposed single storey rear extension extends 5m from the rear of the existing utility room, and 3.3m from the rear of the existing kitchen.
 - The height of the proposed single storey rear extension from ground to eaves is 2.4m, with the highest point of the single storey being 3.7m from the ground to the top of the gable roof.
 - The proposed rear extension is 5.3m in width and would adjoin the existing double garage, which is situated to the rear side of the property.
 - The proposed single storey rear extension will increase the footprint of the property by 20m². Given the size and scale of the existing property and the size of the property area, it is considered that the proposal will not be harmful to the existing property in terms of size and scale.

In accordance with Reading Borough Local Plan policy H9: House Extensions and Ancillary Accommodation, house extension proposals are acceptable where it:

- *Respects the character and pattern of neighbouring properties and appearance of the street as a whole in terms of scale, location, materials and design, the arrangement of doors, windows and other principal architectural features and any important existing building line.*
 - The materials used in the construction of the proposed rear extension includes render above a brick plinth to match the existing dwelling. The proposal also includes hanging tiles to match the roof of the existing property.
 - The proposed rear extension is likely not to have any material impact on neighbouring dwellings due to its size and scale. The proposed extension would not be viewable from the street scene so the impact that this proposed extension would is considered minimal.
 - The arrangement of doors and windows is considered appropriate for this proposal.
 - Overall, it is considered that the proposed single storey side extension will not have a detrimental impact to the character and appearance of the original dwelling or the street scene.

7.2 Safeguarding Amenity

This proposal has also been assessed against Reading Borough Local Plan policy CC8: Safeguarding Amenity, which states that proposals are acceptable where they will not cause a detrimental impact on the living environment of existing residential properties with regard to:

- *Privacy and overlooking*
- *Access to sunlight and daylight*
- *Visual dominance and overbearing effects of a development*
- *Harm to outlook*
 - The proposed single storey rear extension is considered subservient to the existing dwelling and is appropriate in size and scale. The materials specified in the plans will match the existing dwelling. As such, it is considered that the proposal will not harm the outlook to neighbouring properties.
 - Due to the height, scale and situation of the proposal, it is considered that the proposal will not appear visually dominant or have an overbearing effect to neighbouring properties 8 Earley Hill Road and 12 Earley Hill Road.

7.3 Private and Communal Outdoor Space

In accordance with Reading Borough Local Plan policy H9: House Extensions and Ancillary Accommodation, house extension proposals are acceptable where it:

- *Does not result in a loss of biodiversity within gardens.*
 - It is considered that the proposal will not result in an unacceptable loss in biodiversity within the garden of the proposal site.

This proposal has also been assessed against Reading Borough Local Plan policy H10: Private and Communal Outdoor Space, which states that:

- *Usable outdoor space for houses should be no less than the gross floor area of the dwelling. To which it relates.*
 - The proposed rear extension (20m²) combined area of the existing ground floor of the dwelling (100m²) and the proposed side extension would still represent less than half of the overall site area. This means that there would be acceptable private outdoor space for the property.
 - It is considered that this proposal does not represent a loss in private outdoor space that would result in the area of the related dwelling being larger than the related private outdoor space.

7.4 Air Quality

This proposal has been considered against Reading Borough Local Plan policy EN15, as the proposal site is within an Air Quality Management Area (AQMA). As demonstrated in the policy, this proposal does not meet the requirements for an Air Quality Assessment (AQA) and is considered not enough of a detrimental impact air quality to warrant such an assessment due to the size and scale of the proposal.

7.5 Other Considerations - Proposed Wood Burning Stove

The plans specify a proposed wood burning stove to be situated in the north eastern part of the proposed rear extension. This was highlighted in a consultation response from the resident of 12 Earley Hill Road. The applicant has confirmed the following information to the agent and Reading Borough Council regarding the proposed wood burning stove:

- *That the wood-burning stove is a DEFRA-approved smoke exempt appliance, with an "Ecodesign" label.*
- *That it will be to the standard required as though it was sited in a Smoke Controlled Area.*
- *That the flue/chimney is installed and sized in accordance with all the required Building Regulations and good practice guidance.*

The proposed wood burning stove does not represent any grounds for refusal to this application for a single storey rear extension.

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

10. CONDITIONS

TL1: Time Limit (Standard)

The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

AP1: Approved Plans

The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

- Existing Plans - 19A059/PL01
- Existing Elevations Sheet 1 - 19A059/PL02
- Existing Elevations Sheet 2 - 19A059/PL03
- Proposed Plans - 19A059/PL11-A
- Proposed Elevations Sheet 1 - 19A059/PL12
- Proposed Elevations Sheet 2 - 19A059/PL13-A

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REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

M3: Materials (As Specified)

The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and/or application forms unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with policies CC7 and H9 of the Reading Borough Local Plan 2019.

11. INFORMATIVES

IF1: Positive and Proactive Working - approval

The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.

IF5: Terms

Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

IF6: Building Control

Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

IF7: Complaints about construction

Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

IF8: Encroachment

During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at: www.communities.gov.uk/publications/planningandbuilding/partywall