

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Tilehurst

App Ref: 201461/HOU

Address: 43 Crescent Road, Tilehurst, Reading, RG31 5AH

Proposals: The erection of a single storey front, side and rear wrap around extension following the demolition of existing side and rear projections.

Case Officer: Mr David Brett

Applicant: Mr Robert Symons

Date received (valid from): 16/10/2020

Target Decision date: 11/12/2020

1. INTRODUCTION

The proposal site a two-storey semi-detached dwelling located on Crescent Road, Tilehurst. The surrounding area is considered predominantly residential with similarly designed two storey detached and semi-detached dwellings.



1. Rear of 43 Crescent Road. Photo provided by the agent on 23/10/2020.



2. Rear and side of 43 Crescent Road. Photo provided by the agent on 23/10/2020.



3. Side boundary to 45 Crescent Road taken from rear garden. Photo provided by the agent on 23/10/2020.

A site visit for this application was not possible due to the Coronavirus lockdown. The agent supplied site photos on 23/10/2020. These photos were used for the purpose of determining this application.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for the erection of a single storey front, side and rear wrap around extension following the demolition of existing side and rear projections.

Plans considered:

- Existing Floor Plans - 01
- Existing Elevations - 02
- Proposed Floor Plans - 03
- Proposed Elevations - 04
- ~~Site Location and Block Plan - 05~~

Received on 16/10/2020

- Site Location and Block Plan - 05 (08/12/2020)

Received on 09/12/2020

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

41 Crescent Road, Tilehurst, Reading, RG31 5AH - No response received.

45 Crescent Road, Tilehurst, Reading, RG31 5AH - No response received.

16 Lyme Grove, Tilehurst, Reading, RG31 5AJ - No response received.

17 Lyme Grove, Tilehurst, Reading, RG31 5AJ - No response received.

Reading Borough Council, Transport - Response received on 09/12/2020

- This application consists of a single storey front, side and rear extension. The proposed side extension will result in the loss of available parking along the side of the property. Submitted plans do not illustrate existing or proposed parking layout, therefore plans are required illustrating the parking layout.

Reading Borough Council, Transport - Response received on 10/12/2020 having reviewed amended Site Location and Block Plan

- Transport Officer: This is fine. I am assuming that are not planning on extending the existing dropped kerb? Suggested Conditions: vehicle parking as specified and highways informative.
- Case Officer confirmed to Transport Officer that a dropped kerb is not proposed within this application. The response from the Transport Officer is that this is fine.

A site notice was displayed by the applicant from Sunday 25th October 2020, expiring on Sunday 15th November 2020. No responses 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 (Adopted November 2019)

CC7 Design and the Public Realm
CC8 Safeguarding Amenity
H9 House Extensions and Ancillary Accommodation
H10 Private and Communal Outdoor Space
TR3 Access, Traffic and Highway-Related Matters
TR5 Car and Cycle Parking and Electric Vehicle Charging

SPG/SPD

A Design Guide to House Extensions SPG (2003)

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.*
- *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.*

As existing, 43 Crescent Road is a two storey semi-detached dwelling with a single storey rear extension and a car port to the side of the dwelling house. The existing ground floor rear extension (depth of 1.8m) does not appear to have planning permission, although is considered permitted development.

The proposed development consists of a single storey wraparound extension, front and porch extension. The front, side and rear aspect of the proposed extension has a depth of 11.6m, with a width of 2.5m. The forward and porch extension aspect of the proposal has a depth of 0.9m and a width of 5m. The plot at 43 Crescent Road has a slightly higher elevation to the rear garden than the front of the property. The ground to eaves height to the front elevation of the proposed side and rear extension is 2.5m, with a ground to eaves height of 2.4m to the rear elevation. The maximum height of the proposed extension is 3.6m.

The front elevation of the proposed front, porch and side extension features a pitched roof. The side extension also features a pitched roof that slopes away from 45 Crescent Road. The rear extension features a pitched roof that also includes three roof lights.

The size and scale of the proposed development is considered subservient to the existing dwelling and acceptable in accordance with policy H9 of the Reading Borough Local Plan. With regards to materials used in the construction of the proposed development; these have been specified to match on the application form. The proposed arrangement of doors and windows is considered acceptable.

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 not considered that the proposal would result in a loss of biodiversity within the garden to the point of refusal for this application.

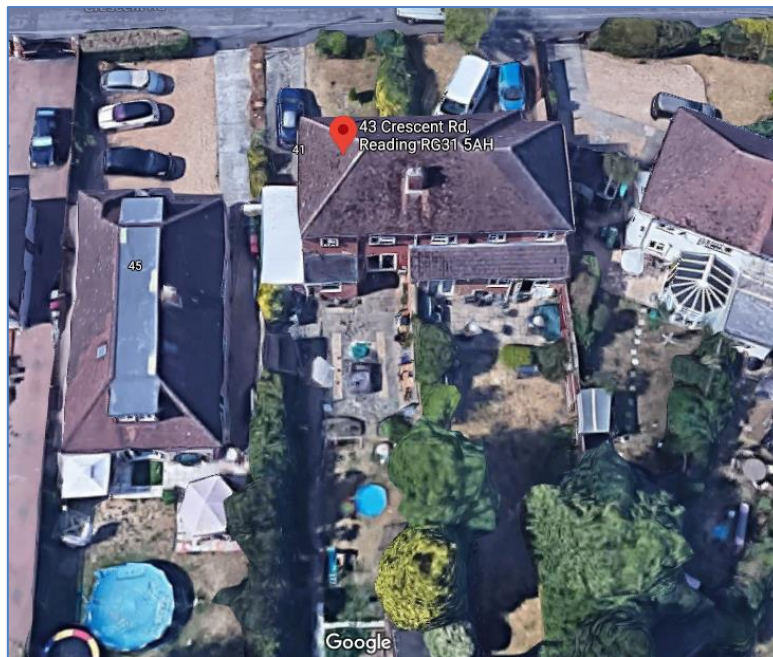
7.2 Safeguarding Amenity

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 development is not considered to have a detrimental impact on the living conditions at 45 Crescent Road. While the proposed side and rear extension is to the side boundary at 45 Crescent Road Road and has a depth of 3m from the original rear elevation of the dwellinghouse, there would not be a loss of light to habitable rooms at number 45 due to the proposed ground to eaves height of the extension and the orientation of the numbers 43 and 45. The proposed development is also not considered to be significantly overbearing to number 45.

With regard to the adjoining neighbouring property at 41 Crescent Road, there is an existing single storey rear extension that extends to the side boundary at number 43 with a depth of 1.8m. The proposed depth of the rear extension at 3m is not considered to be overbearing to number 41 or result in a harmful loss of light to the main house or garden.



4. Aerial photograph of 43 Crescent Road. Image retrieved from Google Maps on 10/12/2020.

No other nearby occupier is considered to be significantly impinged by the proposed development in relation to any amenity consideration.

In terms of policy H9, the side extension includes new openings on the front elevation, with the internal space specified as storage. Whilst there is nothing to suggest on the plans or submission that the side extension would be used as a separate dwelling, it is considered necessary to include a restrictive condition specifying that the extensions shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling. This is as it would be possible to convert and self-contain at least the side extension with minimal internal alterations to the building. Hence, the intended condition ensures that the development accords with the terms of the application, and to ensure that separate occupation of the extension/building would not detract from the amenities or living conditions of neighbouring residential properties (or the character of the locality) in accordance with Policy H9 of the Reading Borough Local Plan 2019.

It is also recognised that the proposed works would improve the quality of accommodation for current and future occupiers at the site.

Overall, the proposed single storey rear extension is not considered to harm the living conditions to neighbouring properties or the surrounding area. Therefore, the proposed development is considered in accordance with policy CC8 of the Reading Borough Local Plan.

7.3 Private and Communal Outdoor Space

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.*

It is considered that this proposal will not represent an unacceptable loss in private outdoor space. The depth of the rear extension at 3m is considered to allow for an appropriate amount of private outdoor space in the rear garden.

7.4 Transport

The revised plans now demonstrate that the space that was originally a proposed garage is now proposed as a storage room. In accordance with the Revised Parking Standards SPD, it has been demonstrated on the plans that there is sufficient on-site parking for two vehicles. Two on site vehicle parking spaces is a requirement within the Revised Parking Standards SPD for a 3 bedroom dwelling within zone 3. This will be secured via a compliance condition.

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:

- Proposed Floor Plans - 03
- Proposed Elevations - 04

Received on 16/10/2020

- Site Location and Block Plan - 05 (08/12/2020)

Received on 09/12/2020

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.

M1: Materials (To Match)

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building.

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.

PD6: Ancillary Domestic Use

The extensions hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling known as 43 Crescent Road, Tilehurst, Reading, RG31 5AH.

REASON: To accord with the terms of the application, and to ensure that separate occupation of the extension/building would not detract from the amenities or living conditions of neighbouring residential properties (or the character of the locality) in accordance with Policy H9 of the Reading Borough Local Plan 2019.

DC1: Vehicle Parking (As Specified)

The extensions hereby permitted shall not be occupied until all vehicle parking space(s) have been provided in accordance with the plans hereby approved. The space(s) shall be kept available for parking at all times thereafter.

REASON: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

11. INFORMATIVES

Standard Informatives

IF3: Highways