

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 211590

Address: 10 Gorselands, Emmer Green, Reading RG4 8QZ

Applicant: Mr and Mrs Cottrell

Proposal: Proposed single storey rear extension and side extension

Target date: 18/11/2021

Case officer: Marcelina Rejwerska

1. Site Description and Surrounding Area:

The proposal site is a detached bungalow dwelling on Gorselands in Emmer Green. The dwelling has a generous front and rear garden, and a standalone double garage. At the rear of the property, the dwelling projects out at a depth of approx. 2.8m.

Gorselands is a residential road characterised by detached bungalows, several of which have been altered, however, the design is quite varied. The property is not listed, nor in a conservation area.



1Google Maps image demonstrating the location of 10 Gorselands. Image retrieved on 7/10/2021

2. Proposal:

Planning permission is sought for a single storey rear and side extension with facing brickwork to match existing. Windows to be replaced, as well as fascias and soffits to match new windows. The width of the extension is informed by the existing rear half hip element on the western end of the building with the roof slope continued down to meet the existing eaves level. The proposed side extension will extend the property approx. 2m to the side. At the rear, the footprint of the extension is set to align with the existing rear projection.

2.1. Plans Considered:

Proposed Floor Plan

Proposed Block Plan

Proposed Elevations

Proposed Site Plan

Location Plan

Existing Floor Plan
Existing Site Plan
Existing Elevations
Existing Block Plan
Design and Access Statement
Proposed Materials

Received 24/09/2021.

3. Relevant Planning History:

None.

4. Consultation Responses:

4.1. Internal Consultees
Trees - No objections.

4.2. External Consultation

The following addresses were formally consulted via letter on 6/10/2021:

14 and 16 St Barnabas Road
1, 11, 14 Gorselands

No responses were received.

In addition, a site notice was displayed from 13/10/2021.

5. Discussions with applicant/agent

None.

6. 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.

7. Relevant Planning Policy and Guidance

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

Reading Borough Local Plan (2019)

CC8 Safeguarding Amenity

H9 House Extensions and Ancillary Accommodation

H10 Private and Communal Outdoor Space

Design Guide to House Extensions Supplementary Planning Document (2021)

8. Appraisal

8.1. House Extensions and Ancillary Accommodation

In accordance with 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, location, materials and design*
 - The proposed rear extension will duplicate the existing rear element on the western side of dwelling, measuring approx. 3.3m in depth and 6.2m in width. The proposed extension will wrap around the east side of the property, extending 9.3m in depth and 2.1m in width on the side of the property, set back 2m from the front elevation of the dwelling.
 - As such, the proposed extension is considered subservient to the main dwelling in terms of size and scale, and therefore acceptable.
 - The proposed roof will match the existing eaves level, set down from the ridge of the main dwelling roof.
 - The facing brickwork will match the existing, and while the proposed fenestration is different to the existing, the new soffits and fascias will complement this.
- *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.*
 - Properties on Gorselands are quite diverse in terms of design, and a proposal of this size and scale would not appear out of place and is therefore considered acceptable.
- *Does not result in a loss of biodiversity within gardens.*
 - Proposal is modest in size and unlikely to have a significant impact on biodiversity within the rear garden.

8.2. 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
- No identified risk of overshadowing of neighbouring property due to sufficient spacing between properties.
- Visual dominance and overbearing effects of a development
- Harm to outlook

- Proposal is considered subservient therefore there is no identified harm to outlook.

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.

9. Conclusion

The proposed development would not be harmful to the character or appearance of the site or its surroundings and would not have a detrimental impact on the original building or neighbouring properties. As such the proposed works are considered to be in accordance with CC8 (Safeguarding Amenity), H9 (House Extensions and Ancillary Accommodation) and H10 (Private and Communal Outdoor Space) of the Reading Borough Local Plan (2019) along with the Councils Supplementary Planning Guidance A Design Guide to House Extensions (2021).

RECOMMENDATION: GRANT PERMISSION

Conditions

TL1

Approved plans

Materials to match

Informatives

Terms

Building control

Construction and demolition

Encroachment

Positive and proactive