

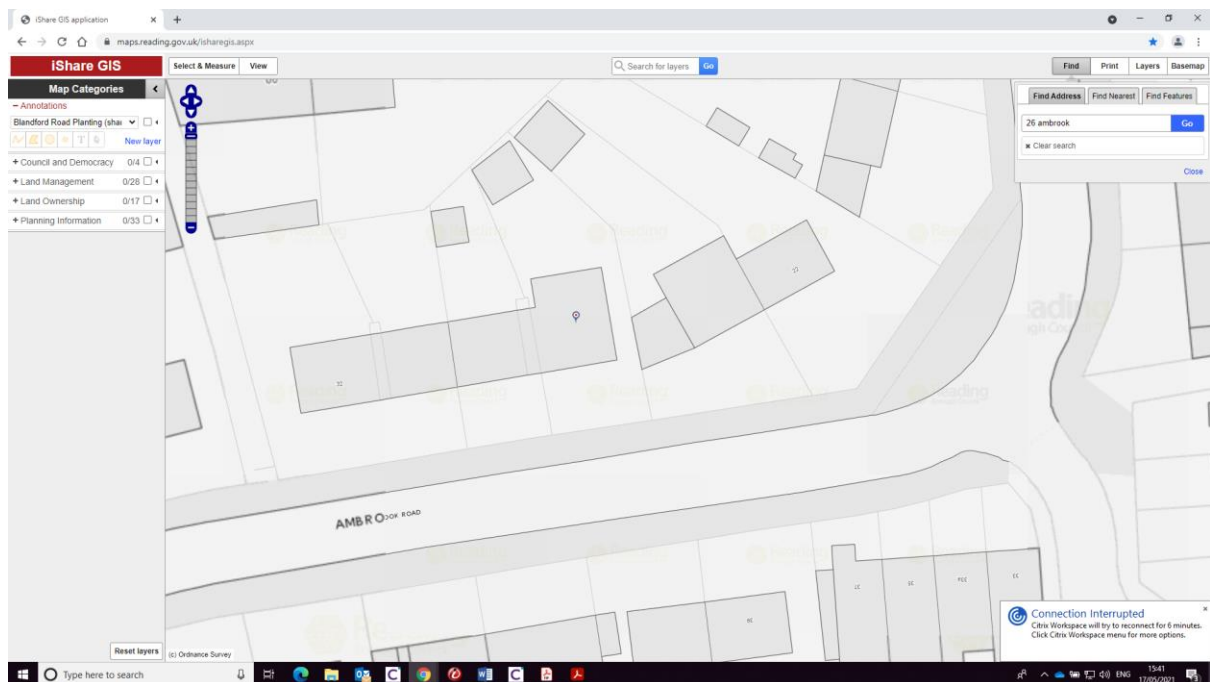
Delegated report

210061/HOU 26 Ambrook Road, Reading

Single-storey rear extension and two-storey side extension

SITE

The application site is a semi-detached house (in fact an end of terrace) on Ambrook Road, the site nears a curve in the road and the site tapers accordingly. (house with the pindrop). Built of orangey brick, tiled roof.



PROPOSAL

Two storey extension to the side, filling the narrow gap. Leads into single storey extension to the rear. An existing (original?) coal-house type outbuilding would need to be demolished.

RELEVANT PLANNING HISTORY

None

CONSULTATIONS

Site notice displayed. Letters sent to 24,28,92 Ambrook Road. One letter of objection has been received, raising the following issues:

Object. Due to the positioning of the adjoining property (24 Ambrook Road) the two storey extension would result in bedroom windows over looking directly into our back garden resulting in invading our personal space. The two storey extension, will also greatly reduce natural light into our garden, reducing the natural light that comes through into our property.

POLICIES

RBLP H9 and CC7, CC8 and the House Extensions Guidance (revised 2021)

EQUALITIES ACT

No specific issues.

ASSESSMENT

The main issues are impact on the streetscene and neighbour amenity.

STREETSCENE:

Although the proposal would use all of the available space to the side of the property, given the position of the terrace and how it appears in the street further back than No. 24 and at a lower level, with the large lean-to side extension at 24, it is considered that a full-width side extension, as proposed, is acceptable. If matching materials are used this would appear as a continuation of the terrace and in this instance and contrary to the usual advice in the extensions guidance, it would be an appropriate design solution. The plans have been slightly adjusted to confirm that the proposal would be capable of being achieved within the applicant's land. This was a minor adjustment, did not affect the substance of the neighbour's objection and as a consequence, no re-consultation on these amended plans was considered to be necessary.

The rear extension would not be capable of public views and is acceptable in terms of design. Overall, complies with policies H9 and CC7.

NEIGHBOUR AMENITY

The two storey element would allow rear views affording some additional overlooking of the neighbouring property (No.24) and the bend in the garden boundary is noted; notwithstanding, the general levels of amenity afforded to that property is considered to be satisfactory. The rear first floor window situation is not very much different to usual

overlooking through rear windows over adjacent gardens. The amended plan shows the new window, serving the en-suite, will be single casement and obscure glazed.

The neighbours are also concerned for light levels to their property as a result of the two storey side extension, but it is difficult to conclude that there would be a noticeable impact. There are no side windows on No. 24 which would be affected and as far as the garden is concerned, if there was to be an impact, it would most adversely affect the area of No. 24's garden immediately behind the large wooden lean-to structure, which is not the main usable part of their garden. I am content that the amenities of this properties in terms of light/overbearing and privacy/overlooking are satisfactory in terms of Policy CC8.

No. 28's amenity would be adequately protected. The rear extension would be flat-roofed, but long at 5m, however, it is away from the boundary, partly because of the shared passageway opening, typical of terraces in Whitley. Further, the nearest opening is further along the rear elevation and is a kitchen door. The affect is considered suitable in terms of Policy CC8.

Other issues:

Parking: parking for 3-4 cars at the front of the property would be retained.

An outbuilding would need to be demolished to make way for the rear extension. Not considered to be necessary to require this to happen as the majority of it would need to be removed anyway, so there is little risk/harm of any retention.

Recommendation: GRANT planning permission.

Use H1A

AP1 - plans:

1296.4 Block Plan (received 13/1/21)

1296.3 Rev C Proposed Extension (received 17/5/21)