

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Tilehurst

App Ref: 210312/HOU

Address: 25 Warnford Road, Reading, RG30 4LA

Proposals: Proposed single storey side & front extension following demolition of existing attached garage

Case Officer: Mr David Brett

Applicant: Ms A Partridge

Date received: 24/02/2021

Valid from: 04/03/2021

Target Decision date: 29/04/2021

1. INTRODUCTION

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



1. Front of 25 Warnford Road. Photo provided by the agent on 05/03/2021.

A site visit for this application was not possible due to the Coronavirus lockdown. The agent supplied site photos on 05/03/2021. These photos were used for the purpose of determining this application.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks the demolition of the existing side extension and porch, and proposes a replacement side, front and porch extension.

Plans considered:

- Location Plan - 211478/01
- Block Plan - 211478/02
- Existing Plans & Elevations - 211478/03
- Proposed Plans & Elevations - 211478/04

Received on 24/02/2021

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

23 Warnford Road, Tilehurst, Reading, RG30 4LA - No response received.

27 Warnford Road, Tilehurst, Reading, RG30 4LA - No response received.

73 Church End Lane, Tilehurst, Reading, RG30 4UR - No response received.

73 Church End Lane, Tilehurst, Reading, RG30 4UR - No response received.

Reading Borough Council, Transport - Response received on 09/03/2021

- Plans indicate that the side extension will be brought into line with the frontage of the house, thereby reducing the length of the drive.
- Submitted proposed block plan, illustrates 2 parking spaces side by side which is deemed acceptable. No changes to the access are proposed.
- There are no Transport objections to this application.

A site notice was displayed from Friday 5th March 2021, expiring on Friday 26th March 2021. 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

Design Guide to House Extensions SPD (Adopted March 2021)

Revised Parking Standards and Design SPD (2011)

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.*

The proposed development consists of a single storey side, front and porch extension, which involves the demolition of the existing side extension and porch. The width of the proposed side extension is 2.95m, and extends to the rear elevation of the main house. The side extension projects forward of the front elevation of the main house by 1.2m, and wraps around to the proposed porch. The proposed side extension features a false pitched roof to the front elevation, and a flat roof. The height of the proposed side extension to the flat roof is 2.9m, while the height to the ridge of the proposed false pitched roof is 3.4m.

One window is proposed to the side elevation of the side extension. This window serves as proposed w/c, and it has been demonstrated on the plans that this window is to be obscure glazed. A window and door are proposed to the rear elevation of the proposed side extension, while a window is proposed to the front elevation, serving the proposed study. The proposed porch has a ground to eaves height of 2.45m, features a pitched roof with a maximum height of 3.4m.

With regards to the materials proposed; the brickwork and roof tiles have been specified on the application form to match the existing dwelling. The proposed windows are to be uPVC white double glazed to match existing.

The size and scale of the proposed development is considered sufficiently subservient to the existing dwelling and acceptable in accordance with policy H9 of the Reading Borough Local Plan. The proposed side, front and porch extensions, while visible from the street scene, are not considered harmful to the character and appearance of the surrounding area. The proposed front and porch extensions are not considered to harm any important building line to the front of properties along Warnford Road. The inclusion of a false pitched roof to the side extension and pitched roof to the porch extension is considered to respect the character and appearance of the existing dwelling and surrounding area.

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. The side extension is to be constructed upon an already developed part of the site, so there will not be a harmful loss of existing green landscaping.

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 23 Warnford Road. The proposed extensions are considered not result in a harmful loss of light to habitable rooms at number 23. The size, scale and appearance of the proposed

extensions are not considered overbearing to number 23. The proposed side extension is not considered a drastic departure from the existing side extension at number 25 in terms of impact, bearing in mind it would face towards a blank side façade at the neighbouring property.

The proposed extensions are not considered to detrimentally impact the living conditions at 27 Warnford Road due to the size, scale and location of the proposed extensions in relation to number 27.

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

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 policies 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 proposed extensions are considered to allow for an appropriate amount of private outdoor space in the rear garden.

7.4 Transport

It has been demonstrated on the plans that the proposed extensions would retain the existing on-site parking arrangement of two on site vehicle parking spaces. This is in accordance with the requirements of the Revised Parking Standards and Design SPD (2011). The vehicle parking spaces as specified on the plans will be secured via condition. This is 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.

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:

Plans considered:

- Location Plan - 211478/01
- Block Plan - 211478/02
- Proposed Plans & Elevations - 211478/04

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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.

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.

DC1: Vehicle Parking (As Specified)

The dwelling(s)/building(s) 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