

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Redlands

App Ref: 201011/HOU

Address: 3 Hatherley Road, Reading, RG1 5QA

Proposals: Single storey rear extension.

Case Officer: Mr David Brett

Applicant: Mr M Gill

Date received (valid from): 17/08/2020

Target Decision date: 12/10/2020

1. INTRODUCTION

The proposal site is a two-storey middle terraced dwelling located on Hatherley Road. The surrounding area is considered residential with similarly designed two storey terraced rows.



1. Rear of 3 Hatherley Road. Photo provided by the applicant on 02/09/2020.



2. Rear of 3 Hatherley Road. Photo provided by the agent on 25/08/2020.

A site visit for this application was not possible due to the Coronavirus lockdown. The agent supplied site photos on 25/08/2020. These photos were used for the purpose of determining this application.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is a full width single storey rear extension.

Plans considered:

- Location and Block Plans - 1290/3
- 1:50 Plans & Elevations as Existing - 1290/1/b
- 1:50 Plans & Elevations as Proposed - 1290/10/a

Received on 17/08/2020

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

1 Hatherley Road, Reading, RG1 5QA
5 Hatherley Road, Reading, RG1 5DA
5a Hatherley Road, Reading, RG1 5DA
52 Erleigh Road, Reading, RG6 1EJ

No consultation responses have been received for this application.

A site notice was displayed from 30th August 2020, expiring on 20th September 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

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.*

The existing dwelling features a part one, part two storey rear outrigger that has an existing depth of 6.1m, and is to the side boundary at 1 Hatherley Road. The proposed development would retain the original two storey existing outrigger, while demolishing the end ground floor portion to allow for the proposed full width extension. The proposed rear extension extends the full width of the existing rear garden and is to the side boundaries of both 1 and 5 Hatherley Road. The 7.76m depth of the single storey rear extension is considered subservient to the existing dwelling. A single storey rear extension of this scale and depth is considered acceptable given the size of the rear garden. The distance from the proposed rear extension to the rear boundary is approximately 13.6m.

The ground to eaves height of the proposed extension is 2.75m, as the proposed is for a flat roof rear extensions this is the maximum height of the proposed extension. The proposed walls have been specified as brickwork to match the existing dwelling, while the roof, windows and doors of the proposed extension have not been specified, while the roof is proposed Glass Reinforced Plastic (GRP). The proposed extension should utilise matching materials where appropriate to respect the character and appearance of the existing dwelling. The proposed extension is considered appropriate within the context of the surrounding area. The proposed rear extension also includes four rooflights situated above the proposed kitchen and lounge.

Overall, the proposed single storey rear extension is considered to respect the character and appearance of the existing dwelling and the surrounding area in terms of appearance and scale. The proposed extension is not considered to infringe any existing important building line to the rear of properties between 1 and 5 Hatherley Road.

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 single storey rear extension is not considered to harm the living conditions at 1 Hatherley Road. 1 Hatherley Road features a single storey rear extension which runs along the side boundary at 3 Hatherley Road. The depth of the rear extension is greater than the depth of the extension proposed at 3 Hatherley Road. It is considered that the proposed extension would not appear overbearing to number 1, as the proposed extension does not extend beyond the rear wall of the existing extension at number 1. As such, there are no concerns regarding the proposal harming the living conditions at 1 Hatherley Road in terms of the proposal appearing overbearing or result in a loss of light to habitable rooms.

With regard to number 5 Hatherley Road, the proposed single storey rear extension is not considered to harm the living conditions at number 5 to the point of refusal for this application. Number 5 Hatherley Road is south of 3 Hatherley Road and features a large two storey outrigger that runs along the side boundary to number 3 Hatherley Road. This is considered a large blank façade that significantly overshadows the garden at 3 Hatherley Road, in particular the proposed development site for the rear extension. The rooflights proposed for the single storey rear extension are considered a necessity to allow for as much natural light to the habitable rooms as possible. There are no side facing windows to the existing two storey outrigger at 5 Hatherley Road. It is considered highly unlikely that the proposal would harm the living conditions at

number 5 Hatherley Road due to the existence of the two storey outrigger and it's situation in relation to the proposed development.

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. As the size of the private outdoor space will still be larger than the usable floor space of the dwelling on the ground floor.

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:

- Location and Block Plans - 1290/3
- 1:50 Plans & Elevations as Proposed - 1290/10/a

Received on 17/08/2020

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.

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 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