

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Tilehurst

App Ref: 210522/HOU

Address: 21 Victoria Road, Reading, RG31 5AB

Proposals: Single storey rear extension, demolish existing outbuildings

Case Officer: Mr David Brett

Applicant: Mr & Mrs Steward

Date received: 03/04/2021

Valid from: 05/04/2021

Target Decision date: 31/05/2021

1. INTRODUCTION

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



1. Rear of 21 Victoria Road. Photo provided by the agent on 30/04/2021.



2. Rear of 21 Victoria Road. Photo provided by the agent on 30/04/2021.

A site visit for this application was not possible due to the Coronavirus lockdown. The agent supplied site photos on 30/04/2021. These photos were used for the purpose of determining this application.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks the demolition of an existing outbuilding, for the erection of a single storey rear extension. It is also proposed that the existing shed adjacent to the side boundary to number 19 is also to be demolished, this detail was confirmed by the agent via email.

Plans considered:

- Existing Plans & Elevations - 01
- Proposed Preliminary Plans & Elevations - 02

Received on 03/04/2021

3. RELEVANT PLANNING HISTORY

020777 - Two storey rear extension - Application Permitted on 19/11/2002

4. CONSULTATIONS

4.1 The following addresses were consulted by letter.

19 Victoria Road, Tilehurst, Reading, RG31 5AB - No response received.
23 Victoria Road, Tilehurst, Reading, RG31 5AB - No response received.
1 Bungalow Drive, Tilehurst, Reading, RG31 5AZ - No response received.
2 Bungalow Drive, Tilehurst, Reading, RG31 5AZ - No response received.
Reading Borough Council, Ecology - Response received on 12/05/2021

- The works will involve the demolition of the existing outbuilding which is unlikely to be suitable for use by roosting bats. As such, considering the extent of the works, the structures to be affected and the good condition of the building (as viewed on Google Streetview), it is unlikely that bats or other protected species would be adversely affected by the proposals. As such, there are no objections to this application on ecological grounds.

A site notice was displayed by the applicant from Wednesday 21st April 2021, expiring on Wednesday 12th May 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
EN12 Biodiversity and The Green Network

SPG/SPD

Design Guide to House Extensions SPD (Adopted March 2021)

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 seeks the demolition of an existing outbuilding and shed to allow for the erection of a single storey rear extension. The removal of the existing outbuilding and shed is not considered to harm the character and appearance of the existing dwelling. Neither structures are considered integral to the overall character and appearance of the main house at number 21 or the surrounding area.

The depth of the proposed single storey rear extension is 6.2m and runs adjacent to the existing single storey rear extension at 23 Victoria Road. The proposed rear extension has a ground to eaves height of 2.25m, features a pitched roof with a maximum height of 3.8m. Two rooflights are proposed to the roof slope. The proposed side elevation features bifold glazed patio doors, while the rear elevation features a window. Although the depth at 6.2m is in itself significant, set within the context of the neighbouring property already including an extension of the same depth on the adjacent boundary means this is considered appropriate in this instance.

The materials specified in the construction of the proposed extensions have been specified to match the existing dwelling throughout. This includes the brickwork and roof slates as demonstrated on the plans. The application form specifies that the windows are to be white uPVC, which matches the existing dwelling, while the doors are to be white coated aluminium. The materials selected are considered appropriate and to respect the character and appearance of the existing dwelling.

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 extensions proposed to the rear of number 21 is considered characteristic of the surrounding area. The proposed extensions would not be visible from the street scene and are not considered harmful to the character and appearance of the surrounding area. A number of other properties on Victoria Road benefit from single storey rear side extensions, including number 23.

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 significantly detrimental impact on the living conditions at 23 Victoria Road. Number 23 already benefits from a similarly sized single storey rear extension that encompasses the outbuilding. It is not considered that the living conditions at number 23 would be detrimentally affected by the proposed development in terms of loss of light, privacy, harm to outlook or any other criteria listed under policy CC8 of the Reading Borough Local Plan.

With regard to the impact of the proposal to 19 Victoria Road, the proposed single storey rear extension is set significantly from the side boundary to number 19. It is considered that the living conditions at number 19 would not be harmed by the proposed development at number 21 due to the size and scale of the development proposed and its situation in relation to habitable rooms and the garden at number 19. While the existing shed is to be demolished, the removal of

the shed is not considered to harm the living conditions at number 19, or present harmful views to the proposed extension at number 21.

No other nearby occupier is considered to be significantly impinged by the proposed development in relation to any amenity consideration. It is considered that the proposed development is appropriate in size and scale and would improve the living conditions at number 21 to the current and future occupants.

Overall, the proposed extensions are not considered to significantly harm the living conditions to neighbouring properties or the surrounding area. Therefore, the proposed development is considered in accordance with policies CC7 and 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 6m is considered to allow for an appropriate amount of private outdoor space in the rear garden. Therefore, the proposed extensions are considered in accordance with policy H10 of the Reading Borough Local Plan.

7.5 Ecology

The Ecology consultant concluded that the existing outbuilding would be unsuitable for roosting bats and it is considered unlikely that the proposed demolition of the outbuilding would result in harm to protected species. Therefore, no objections to this application have been raised on Ecology grounds and the proposed development is considered in accordance with policy EN12 of the Reading Borough Local Plan.

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:

- Existing Plans & Elevations - 01
- Proposed Preliminary Plans & Elevations - 02

Received on 03/04/2021

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

Standard Informatives