

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Park

App Ref: 200137/HOU

Address: 86 Bulmershe Road, Reading, RG1 5RJ

Proposals: Single Storey rear and single storey side extensions.

Case Officer: James Schofield

Date received (valid from): 30 January 2020 **Target Decision date:** 10 April 2020

1. SITE DESCRIPTION

86 Bulmershe Road is a semi-detached dwelling on a plot. Number 86 and 84 are attached and have a largely mirrored appearance; albeit 84 has a rear extension at a depth of approximately 2 metres. The site does not benefit from listed status, conservation area protection or having protected trees on the site.

2. PROPOSED DEVELOPMENT

The proposed development is for a ground-floor rear and side extension at the ground floor. The rear extension dimensions are a depth of 2.3 metres to the rear and 0.788 metres to the side. These extensions appear to be for the purposes of improving the common areas of the house. Plans considered:

Drawing No: 1918-100 Rev A Location Plan & Block Plan as Existing

Drawing No: 1918-100 Rev. C1 Location Plan & Block Plan as Existing

Drawing No: 1918-101 Rev. C1 Location Plan & Block Plan as Proposed

Drawing No: 1918.01 Plans as Existing

Drawing No: 1918.02 Elevations as Existing

Drawing No: 1918.10 Rev. E Plans as Proposed

Drawing No: 1918.20 Rev. E Elevations as Proposed

As received 30 January 2020

3. RELEVANT PLANNING HISTORY

None relevant.

4. CONSULTATIONS

Neighbours

All adjoining neighbours were consulted and no responses were received.

6. LEGAL AND PLANNING POLICY CONTEXT

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.

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 Planning Policy

National Planning Policy Framework (2019)

National Planning Practice Guidance

Reading Borough Local Plan (adopted 2019)

CC7: Design and the Public Realm

CC8: Safeguarding Amenity

H9: House Extensions and Ancillary Accommodation

EN12: Biodiversity and the Green Network

SPG/SPD

A Design Guide to House Extensions SPG

7. APPRAISAL

7.1 Principle of development

The application seeks permission for ground floor rear and side extensions to an existing residential dwelling. Such domestic works are supported in principle by Policy H9 (House Extensions and Ancillary Accommodation) of the Local Plan (2019) subject to a number of criteria ensuring the effects of such extensions and alterations respect its context and are not harmful. These considerations will be examined in more detail in the following sections.

7.2 Character and scale

Policy CC7 of the Local Plan states that, development must be of a high design quality that maintains and enhances the character and appearance of the area in Reading in which it is located. Policy H9 states that an extension will be acceptable where it: respects the character of the house, the pattern of neighbouring properties and building lines.

The rear extension would appear to mirror the depth of an extension at the attached property. The side extension is of a limited size. Both elements are considered, either when considered separately or taken together, to be of an acceptable scale, siting and design; avoiding introducing a detrimental impact on the original building or neighbouring properties. As such the proposal is considered to be in accordance with CC7 (Design and the Public Realm), CC8 (Safeguarding amenity) and H8 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) and the Councils Supplementary Planning Guidance "A Design Guide to House Extensions" (2003).

7.3 Amenity

Policy CC8 requires development to refrain from causing a detrimental impact on the living environment of existing residential properties or resulting in unacceptable living conditions for residents of the dwelling. Policy H9 compliments these aims by indicating that acceptable development will not present an overbearing impact on neighbours or public areas.

The ground floor side and rear extensions are deemed to avoid any concerns about detrimental impact on the privacy, sunlight or overbearingness by virtue of single-storey height.

The proposed development would not introduce any new views into neighbouring gardens, obstruct sunlight or introduce development which would be overbearing for neighbours. The site enjoys a largely intact rear garden and the proposed development would leave over half the plot undeveloped. Subsequent to the above analysis, whilst constituting a large extension, in this instance and based on the sites individual circumstances, the proposed development is deemed to accord with Policy CC8 and the overbearingness considerations of Policy H9.

7.4 Biodiversity and sustainability

Part 'b' of Policy EN12 indicates that all development sites should not result in a net loss of biodiversity or geodiversity, and should provide a net gain for biodiversity wherever possible through new tree planting, wildlife friendly landscaping and other ecological enhancements. These aims are supported by Policy H9 which states that an extension will only be acceptable where it does not result in the loss of biodiversity within gardens.

The site does not benefit from any protected trees or identified Green Links. The proposal is not considered likely to result in a net loss of biodiversity or geodiversity. As such the proposal is considered to accord with the biodiversity and sustainability considerations of Policies H9 and EN12 of the local plan.

8. CONCLUSION

In light of the above assessment the proposal is considered to accord with the requirements of the development plan. As such, the proposed development is recommended for approval subject to conditions.

9. RECOMMENDATION

GRANT

10. CONDITIONS

1. TL1 Standard time-limit
2. AP1 Standard approved plans
3. M1 Materials to match