

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Kentwood

App Ref: 201286/HOU

Address: 44 Coniston Drive, Reading, RG30 6XS

Proposals: Demolition of existing single storey rear extension and side lean-to. Erection of new side and rear single storey extension.

Case Officer: Mr David Brett

Applicant: Mr A Prosser

Date received (valid from): 04/10/2020

Target Decision date: 29/11/2020

1. INTRODUCTION

The proposal site a two-storey semi-detached dwelling located on Coniston Drive. The surrounding area is considered predominantly residential with similarly designed two storey detached and semi-detached dwellings.



1. Rear of 44 Coniston Drive. Photo provided by the agent on 11/10/2020.

A site visit for this application was not possible due to the Coronavirus lockdown. The agent supplied site photos on 11/10/2020. These photos were used for the purpose of determining this application.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for the demolition of existing garage and construction of ground floor side extension.

Plans considered:

- Existing Plans & Elevations - PL-001
- Proposed Plans & Elevations - PL-002

Received on 04/10/2020

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

42 Coniston Drive, Tilehurst, Reading, RG30 6XS - No response received.
46 Coniston Drive, Tilehurst, Reading, RG30 6XS - No response received.
69 Rodway Road, Tilehurst, Reading, RG30 6EH - No response received.
71 Rodway Road, Tilehurst, Reading, RG30 6EH - No response received.
Reading Borough Council, Ecology - Response received on 22/10/2020

- The application site comprises a semi-detached house located next to McIlroy Park which provides good foraging habitat for bats. It is proposed erect a single storey extension at the side and rear of the property.
- The works will not affect the main roof of the house and the flat roofed parts of the building that will be affected by the proposals are unlikely to be suitable for use by roosting bats.
- As such it is unlikely that bats or other protected species will be affected by the proposals and there are no objections to this application on ecological grounds.

A site notice was displayed from Saturday 17th October 2020, expiring on Saturday 7th November 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.*

As existing, 44 Coniston Drive is a two storey semi-detached dwelling with a single storey rear extension. The existing ground floor rear extension (depth of 2.6m) does not appear to have planning permission, however, the rear extension does fall within the criteria for permitted development.

The proposed development consists of a single storey wraparound extension, with the demolition of the existing ground floor rear extension. The side and rear aspect of the proposed extension has a depth of 11.7m. The width of the proposed side extension is 2m. The ground to eaves height to the front elevation of the proposed side and rear extension is 2.1m, with a ground to eaves height of 2.25m to the rear elevation. The maximum height of the proposed side extension is 3.2m. The proposed rear extension has a maximum height of the proposed rear extension is 3.8m and features a dual pitched roof, with a width of 6.7m. The front elevation of the proposed side extension features a pitched roof to the existing side elevation of 44 Coniston Drive.

The size and scale of the proposed development is considered subservient to the existing dwelling and acceptable in accordance with policy H9 of the Reading Borough Local Plan. Although the proposed development would significantly increase the floorspace at ground floor level, this is considered acceptable given the height, scale and appearance of the proposed extensions. The garden is also considered capable of taking an extension that is close to the full width of the plot with a depth of 4.7m. With regards to materials used in the construction of the proposed development; these have been specified to match on the application form. Two rooflights are proposed to the side extension, and two rooflights are proposed to the rear extension. The proposed arrangement of doors and windows is considered acceptable. Single storey wraparound extensions of the size, scale and location proposed are considered characteristic of the 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.*

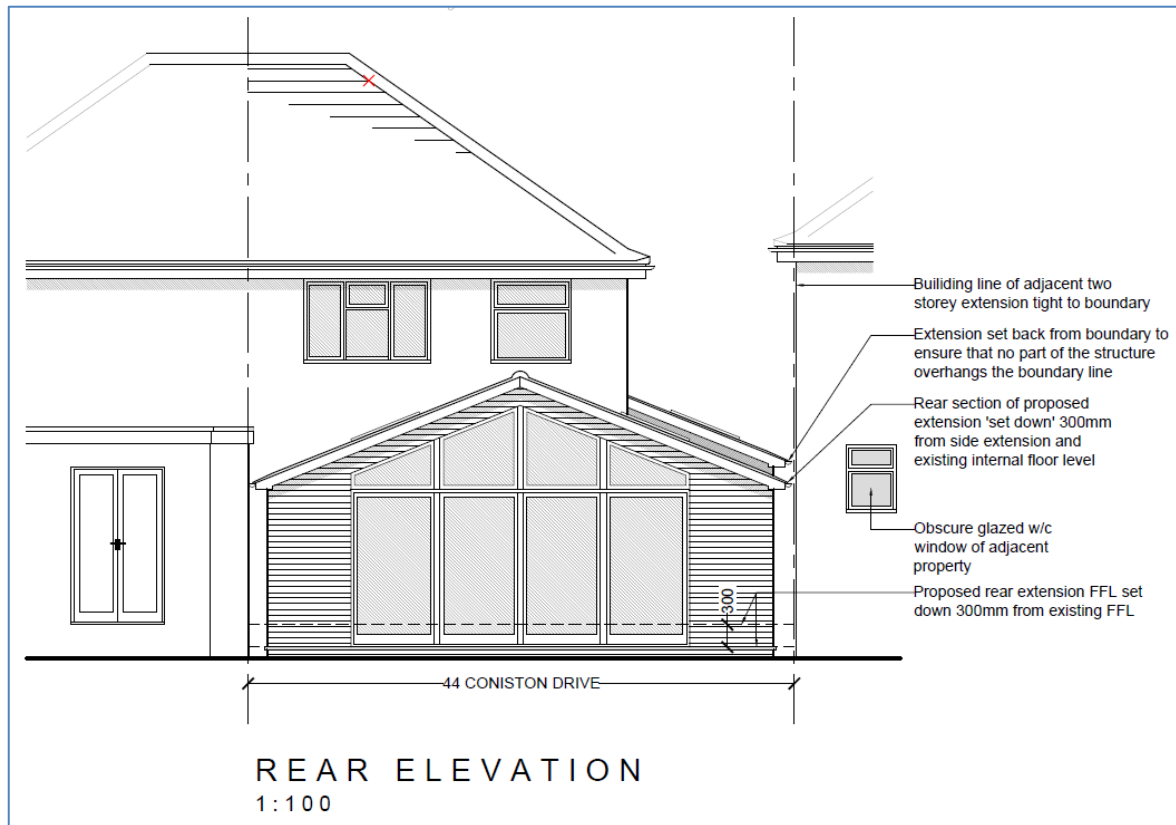
It is not considered that the proposal would result in a loss of biodiversity within the garden to the point of refusal for this application.

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 (amongst other matters):

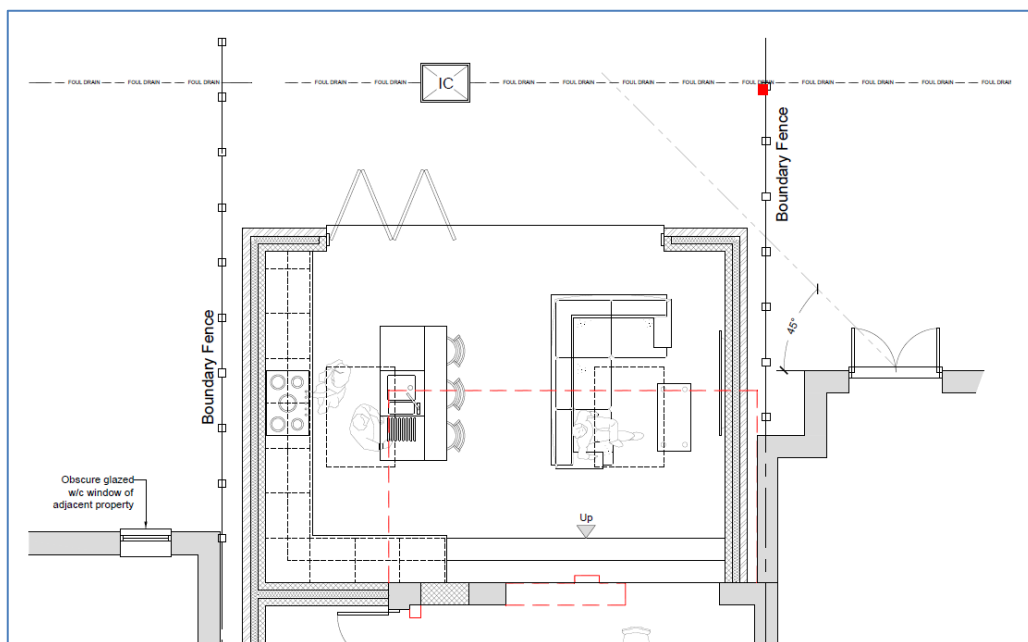
- *Privacy and overlooking*
- *Access to sunlight and daylight*
- *Visual dominance and overbearing effects of a development*
- *Harm to outlook*

The proposed development is not considered to have a detrimental impact on the living conditions at 46 Coniston Drive. While the proposed side and rear extension to the side boundary at 46 Coniston Drive and has a depth of 4m from the original rear elevation of the 46 Coniston Drive, there would not be a loss of light to habitable rooms at number 46 due to the height of the proposed extensions and the orientation of number 46 in relation to 44. The eaves of the proposed rear extension is lower than the centre of the nearest ground floor window at number 46, which is obscure glazed. With regard to the side extension, the proposed plan demonstrates that there would not be a loss of light to habitable rooms to the front of number 46. The proposed extensions are not considered to be overbearing or result in a harmful loss of light to number 46 in accordance with policy CC8 of the Reading Borough Local Plan.



2. Proposed Rear elevation.

With regard to the adjoining neighbouring property at 42 Coniston Drive, the proposed single storey rear extension is not considered to detrimentally impact the living conditions at number 42. The proposed plan demonstrates that there would not be a harmful loss of light to habitable rooms at number 42. The proposed side extension is not considered to detrimentally impact the living conditions at number 42 due to the location of the proposed works. The proposed development is not considered overbearing to number 42 in accordance with policy CC8 of the Reading Borough Local Plan.



3. Proposed Ground Floor Plan.

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 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. The depth of the rear extension at 4.7m is considered to allow for an appropriate amount of private outdoor space in the rear garden.

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:

- Proposed Plans & Elevations - PL-002

Received on 04/10/2020

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

Standard Informatives