

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Tilehurst

App Ref: 200680/HOU

Address: 8 Logan Close, Tilehurst, Reading, RG30 4LG

Proposals: Infill of porch recess adding a pitched roof and open porch to front elevation. Move front door to the front of the house. Add a window to side of the property. Brick up existing side door, currently in the kitchen and create a new side door in the infilled porch area (Amended Description).

Case Officer: Mr David Brett

Applicant: Mr I Bilsby

Date received: 16/05/2020

Valid From: 03/06/2020

Target Decision date: Extension of time on decision for application agreed from 29/07/2020 to 05/08/2020.

1. INTRODUCTION

The proposal site is a two-storey semi-detached dwelling on Logan Close, Tilehurst. The area is considered predominantly residential with a mix of similarly designed semi-detached dwellings and terraced rows. Logan Close is considered a secluded road off of Warnford Road.



1. Front Elevation of 8 Logan Close (image supplied by applicant).

A site visit for this application was not possible due to the Coronavirus lockdown. The applicant supplied site photos on 06/07/2020. These photos were used for the purpose of determining this application.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for the infill of porch recess adding a pitched roof and open porch to front elevation. Move front door to the front of the house. Add a window to side of the property. Brick up existing side door, currently in the kitchen and create a new side door in the infilled porch area.

Plans considered:

- Block/Site Plan
- ~~Block/Site Plan (Proposed)~~
- ~~Site Location Plan (Proposed)~~
- Floor Plans As Proposed - 1084/GA01
- Floor Plans As Existing - 1084/GA02
- Elevations Sheet 1 - 1084-GA03A
- Elevations Sheet 2 - 1084/GA04
- ~~Site Plan 1084/GA05~~
- Floor Plans - 1084/S01

Received on 10/06/2020

- Block/Site Plan (Proposed) - *Proposed garage removed*
- Site Location Plan (Proposed) - *Proposed garage removed*

Received on 03/08/2020

During the course of the application an initially sought separate garage building was omitted from the proposal, following officer feedback

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

7 Logan Close, Tilehurst, Reading, RG30 4LG - No consultation responses has been received.
 55 Hardwick Road, Tilehurst, Reading, RG30 4LF - No consultation responses has been received.
 59 Hardwick Road, Tilehurst, Reading, RG30 4LF - No consultation responses has been received.
 63 Warnford Road, Tilehurst, Reading, RG30 4LD - No consultation responses has been received.
 Reading Borough Council, Transport - Response received on 17/06/2020

- *There are no Transport objections to this application. In addition to the existing area of hard standing used for vehicle parking the proposal seeks to provide a new garage served by the existing dropped kerb.*
 - Officer note: The proposed garage aspect of this application has been removed.

A site notice was displayed from 10th June 2020, expiring on 1st July 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

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 proposals include infilling to the front of the property at ground floor level. The space between the existing kitchen and hallway is to be extended to form a larger hallway. The proposed area to be infilled is approximately 3m². The proposals also include a new porchway which extends 0.9m from the front centre of the existing ground floor elevation. The infill extension is to be constructed of matching materials, with the inclusion of a window to match existing. The proposals to the main house are considered to compliment the existing dwelling in terms of arrangement, scale and design.

The inclusion pitched roof above the ground floor works is considered characteristic of the surrounding area. The proposed development is considered to compliment the street scene and respect the existing building line, maintaining the character and appearance 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.*

The proposed extension is considered not to result in a loss of biodiversity within the garden as the extension will be constructed on an already developed part of the site.

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 works are considered not to detrimentally impact the living conditions at the adjoining property, 7 Logan Close. The proposals are considered not to result in a loss of sunlight or daylight to the neighbouring property, or harm outlook. It is considered that the subservience of the proposals also contributes to the view that the development would not be visually dominant or overbearing. While a degree of symmetry would be lost between the semi-detached pair, the benefits of the proposal and the quality of the design is considered to outweigh this concern.

Similarly, the proposals are not considered to detrimentally impact the living conditions at 63 Warnford Road due to the size, scale and nature of the proposed works.

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:

- Floor Plans As Proposed - 1084/GA01
- Elevations Sheet 1 - 1084-GA03A
- Elevations Sheet 2 - 1084/GA04
- Floor Plans - 1084/S01

Received on 10/06/2020

- Block/Site Plan (Proposed) - *Proposed garage removed*
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Received on 03/08/2020

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