

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Park

App Ref: 210347/HOU

Address: 3 School Terrace, Reading, RG1 3LS

Proposals: Proposed single storey rear extension, enlarged front lightwell and associated works

Case Officer: Mr David Brett

Applicant: Ms V O'Regan

Date received (valid from): 04/03/2021

Target Decision date: 29/04/2021

1. INTRODUCTION

The proposal site is a two-storey terraced dwelling along School Terrace, a Victorian terraced row. The proposal site is situated opposite Newtown School, the main building of which is a Grade II Listed Building (list entry number: 1156962). The front of School Terrace comprises patterned brickwork, which is protected under an Article 4 directive.

The proposal site is not within a conservation area, and the property itself is not listed.



1. Rear of 3 School Terrace. Photo provided by the applicant on 22/04/2021.

A site visit for this application was not possible due to the Coronavirus lockdown. The applicant supplied site photos on 22/04/2021. These photos were used for the purpose of determining this application.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks a proposed rear extension following the demolition of the existing rear extensions, and an enlarged lightwell to the front elevation. The proposal also includes internal alterations to the main house (albeit as an unlisted building, planning permission is not required for internal alterations). At roof level on the rear elevation two sun tubes are proposed, to assist with the internal alterations proposed at this level (no additional built form is proposed at roof level).

Plans considered:

- Location Map - LOC 1
- Block Plan - 20/042/05
- Existing Elevations & Section - 21/03/01

- Existing Floor Plans - 21/03/02
- Proposed Elevations & Section - 21/03/03
- Proposed Floor Plans - 21/03/04

Received on 04/03/2021

3. RELEVANT PLANNING HISTORY

None at 3 School Terrace. The following was permission at 4 School Terrace is considered relevant to this application:

- 020634 - Single storey rear extension to form conservatory. - Application permitted on 14/01/2003

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

2 School Terrace, Reading, RG1 3LS - No response received.
 4 School Terrace, Reading, RG1 3LS - No response received.
 119 Cholmeley Road, Reading, RG1 3LR - No response received.

A site notice was displayed from Friday 1st April 2021, expiring on Friday 22nd April 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
 EN1 Protection And Enhancement Of The Historic Environment

SPG/SPD

Design Guide to House Extensions SPD (Adopted March 2021)
 Revised Parking Standards and Design SPD (2011)

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 outrigger and rear extension are proposed to be demolished to allow for the proposed rear extension. The proposed rear extension as demonstrated in the plans provided has a depth of 6.1m and is the full width of the rear elevation at number 3. The proposed rear extension features a very gently sloping roof, which slopes down from the rear elevation of the main house at a maximum height of 3.14m down to 3m to the rear elevation of the proposed rear extension. A roof light is proposed, while patio doors and a window are proposed to the rear elevation.

Rear extensions of this size and scale are considered to be fairly characteristic of the surrounding area. Therefore, the rear extension as proposed is not considered a harmful addition to the rear of number 3. The rear elevation of the proposed rear extension is to be constructed of red clay wire cut facing brickwork to match the main house. In accordance with policy H9 of the Reading Borough Local Plan, the proposed rear extension (within the context of the existing structures to be removed) is considered to respect the character and appearance of the main house and surrounding area in terms of size, scale and appearance.

The proposed enlarged front light well is considered minor in scale and not a harmful addition to the main house or the surrounding area. The proposed enlarged light well will increase the light levels to the basement at number 3. The patterned brickwork to the front of number 3 would be retained, while the enlarged high brick soldier course is considered a very minor development that would not harm the main house or neighbouring properties. The proposed enlarged light well and grate are considered in accordance with policies H9 of the Reading Borough Local Plan.

The provision of two sun tubes on the rear roofslope, providing an element of natural light to the loft stair and bathroom (as detailed on the floorplans) are considered minor additions which do not compromise the uniformity of the rear dormers along the terrace as a whole.

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 proposed development is not considered to harm the character and appearance of the street scene due to the minor scale of the works proposed to the front elevation of 3 School Terrace. The works proposed to the rear of 3 School Terrace would not be viewable from the highway.

The proposed development is also considered in accordance with policy EN1 of the Reading Borough Local Plan and would have little to no impact on the character and appearance of the nearby Grade II Listed Building at Newtown Primary School.

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 detrimental impact on the living conditions at 2 School Terrace. Number 2 already benefits from a large single storey rear extension, the extension proposed at number 3 would not extend beyond the rear elevation of the existing rear extension at number 3. The proposed works to the rear of 3 School Terrace are not considered to harm the living conditions at number 3 in terms of overbearing development or loss of light.

The proposed extensions are not considered to detrimentally impact the living conditions at 4 School Terrace. The proposed rear extension is considered not to harm the living conditions at number 4 in accordance with policy CC8 of the Reading Borough Local Plan. The conservatory at number 4 (see section 3 of this report) benefits from appropriate levels of natural light via the glazed roof. The proposed rear extension at number 3 is not considered to result in a harmful loss of light to the conservatory. The south facing rear elevation of the terraced row along School Terrace is considered to allow for significant levels of natural light to the conservatory at number 4, despite an impact the proposed extension at number 3 may have.

The proposed rear extension at number 3 is also not considered overbearing to number 4 due to the presence of the existing conservatory at number 4, which is to the side boundary at number 3. The side elevation of the proposed rear extension at number 3 extends 2.3m from the rear elevation of the conservatory at number 4. Whilst acknowledging that this will result in a different relationship to that which presently exists between the two properties, this is not considered harmful to the point of refusal for this application in terms of overbearing development or result in the creation of a harmful tunnelling effect. Given that it is shown that the proposed extension includes a gently sloping roof (rather than a flat roof), it is not considered necessary or reasonable to include a condition specifying excluding the use of the roof as a terrace (to protect nearby amenity), as the chances of this occurring (due to the sloped nature of it) are considered small.

No other nearby occupier is considered to be significantly impinged by the proposed development in relation to any amenity consideration. The proposed works to enlarge the lightwell to the front of 3 School Terrace is considered very minor in scale and would not harm the living conditions at neighbouring properties in accordance with policy CC8 of the Reading Borough Local Plan.

Overall, the proposed single storey rear extension is not considered to harm the living conditions to neighbouring properties or the surrounding area. For current and future occupiers, the proposals are considered to improve the quality of accommodation provided at the property. Therefore, the proposed development is considered in accordance with policies 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 proposed extensions are 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:

- Location Map - LOC 1
- Block Plan - 20/042/05
- Proposed Elevations & Section - 21/03/03
- Proposed Floor Plans - 21/03/04

Received on 04/03/2021

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