

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Whitley

App Ref: 200811/HOU

Address: 62 Hartland Road, Reading, RG2 8BW

Proposals: First floor extension over existing single storey extension to form additional bedroom and bathroom.

Case Officer: Mr David Brett

Applicant: Mr R Singh

Date received (valid from): 14/06/2020

Target Decision date: Originally 09/08/2020, with an extension of time subsequently agreed until 14/08/2020

1. INTRODUCTION

The proposal site is a two-storey middle terraced dwelling located on Hartland Road, Whitley. The surrounding area is considered residential with similarly designed two storey terraced rows.



1. Rear of 62 Hartland Road. Photo provided by the agent on 06/07/2020.

A site visit for this application was not possible due to the Coronavirus lockdown. The agent 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 a first-floor extension over existing single storey extension to form additional bedroom and bathroom.

Plans considered:

- ~~Existing and Proposed Site and Location Plans - 1405/05~~
- Existing Floor Plans and Elevations - 1405/20
- ~~Proposed Floor Plans and Elevations - 1405/21~~

Received on 14/06/2020

- ~~Proposed Floor Plans and Elevations - 1405/21 A~~

Received on 06/08/2020

- ~~Proposed Floor Plans and Elevations - 1405/21 B~~
- Proposed Floor Plans and Elevations - 1405/21 C

Received on 07/08/2020

- ~~Existing and Proposed Site and Location Plans - 1405/05 A~~
- Existing and Proposed Site and Location Plans - 1405/05 B

Received on 11/08/2020

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

60 Hartland Road, Reading, RG2 8BW
 64 Hartland Road, Reading, RG2 8BW
 143 Ambrook Road, Reading, RG2 8SW
 145 Ambrook Road, Reading, RG2 8SW

No consultation responses have been received for this application.

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

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.*

The depth of the proposed first floor rear extension is 3m, with the width being 5m. The proposed development features a pitched roof, the height of which is set down from the existing roof by 0.5m. Two proposed windows are to the rear elevation of the extension, serving the proposed bathroom and proposed third bedroom. The materials specified for the construction of the walls, roof and windows have been specified to match the existing dwelling.

Overall, the proposed first floor rear extension is considered to sufficiently respect the character and appearance of the existing dwelling in terms of size, scale and design. The proposal is not considered to detrimentally impact any existing building line to the rear of the terraced row between 58 Hartland Road and 64 Hartland Road.

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.

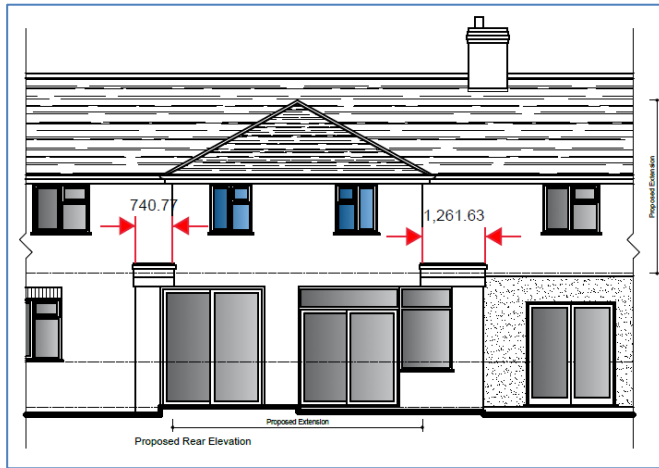
7.2 Safeguarding Amenity

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:

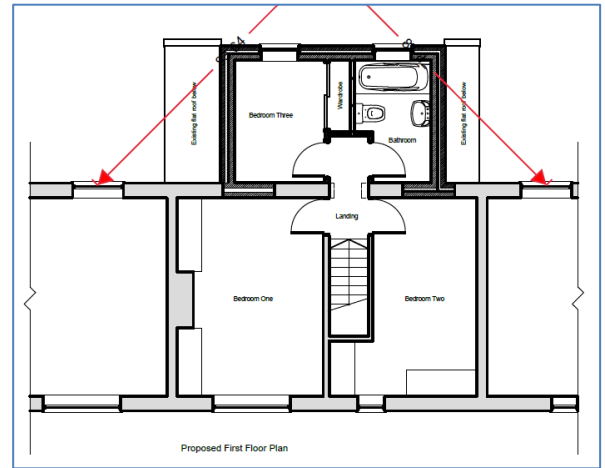
- *Privacy and overlooking*
- *Access to sunlight and daylight*
- *Visual dominance and overbearing effects of a development*
- *Harm to outlook*

The proposed first floor rear extension is not considered to harm the outlook or access to sunlight or daylight to the point of refusal for this application. While the proposed rear extension does not allow for a 45° light angle to the nearest first floor habitable windows at number 60 (52°), and number 64 (47°), the following considerations are considered to allow for this (angles measured from the proposed plan).

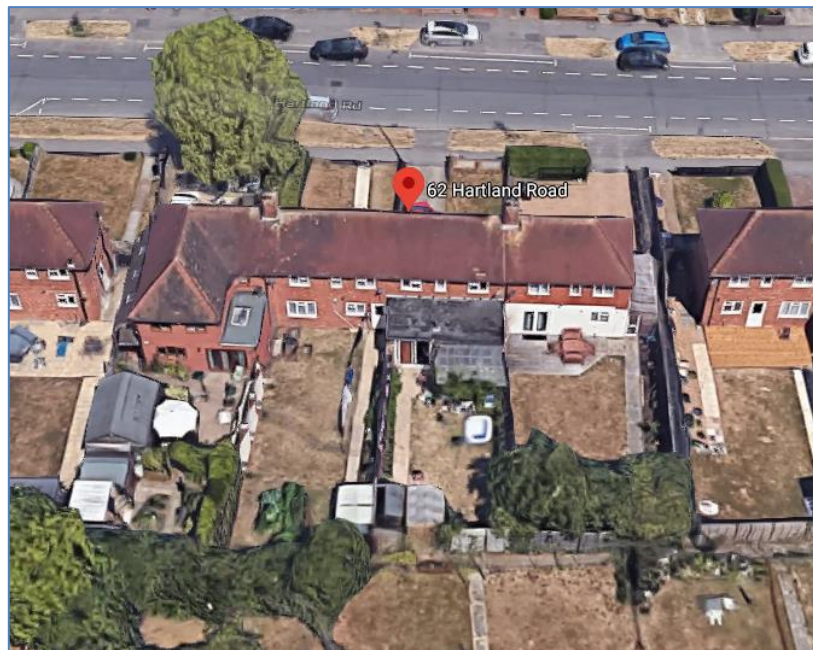
The proposed development is to take place on a south facing elevation, and the development features a pitched roof that is set down from the existing roof. As per the House Extensions SPD, the 45° angle may be increased to allow for these factors, the plans submitted are considered to justify the view that the proposed extension would not result in any loss of light to the nearest habitable windows at either 60 or 64 Hartland Road to the point of refusal for this application. It is considered that the proposal would not harmfully overshadow the gardens at 60 and 64 Hartland Road due to the south facing orientation of the rear elevation, the modest depth of the proposal at 3m, the proposed pitched roof allowing for considered appropriate levels of light while ensuring the design of the proposal complements the existing dwelling and terraced row, and the proposed development being set off of both side boundaries. Hence, on balance, the proposals are considered acceptable.



2. Proposed rear elevation.



3. Proposed floor plan demonstrating 45° angle.



4. Aerial image of the 58-64 Hartland Road terraced row, looking north. Image taken from Google Maps.

The proposal has a considered modest depth at 3m, with the side of the proposed extension set from the side boundary to number 60 by 0.74m, and 1.26m to number 64. Overall, the proposed first floor rear extension is not considered to harm the living conditions at neighbouring properties 60 and 64 Hartland Road to the point of refusal for this application.

A condition is however necessary and reasonable to restrict (unless specific permission is granted) the provision of windows in the side elevations of the first floor rear extension, to protect the amenity of neighbouring occupiers.

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:

- Existing Floor Plans and Elevations - 1405/20

Received on 14/06/2020

- Proposed Floor Plans and Elevations - 1405/21 C

Received on 07/08/2020

- Existing and Proposed Site and Location Plans - 1405/05 B

Received on 11/08/2020

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.

M3: Materials (As Specified)

The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and/or application forms unless otherwise agreed in writing with the Local Planning Authority.

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.

PD2: No New Openings

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) no windows/ openings, other than those shown on the approved plans, shall at any time be placed on the side elevations of the extension hereby permitted without the grant of a separate planning permission from the Local Planning Authority.

REASON: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy CC8 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