

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Kentwood

App Ref: 210204/HOU

Address: 172 Westwood Road, Tilehurst, Reading, RG31 6LN

Proposals: Proposed single-storey rear extension and first floor dormer extension

Case Officer: Mr David Brett

Applicant: Mr & Mrs Cserfalvi-Young

Date received (valid from): 05/02/2021

Target Decision date: 06/04/2021

1. INTRODUCTION

The proposal site is a detached bungalow, situated to the rear of 170 Westwood Road, Tilehurst. 172 Westwood Road is obscured from the street scene to both Westwood Road and Armour Hill. The property is accessed via a driveway that runs between 170 and 174 Westwood Road.



1. Existing Front elevation - photo provided by agent



2. Existing Rear Elevation - photo provided by agent

A site visit for this application was not possible due to the Coronavirus lockdown. The agent supplied site photos on 11/08/2020 as part of the 2020 application at the site (see relevant history section below) . These photos were used for the purpose of determining this application.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is a single storey rear extension, first floor dormer extension, internal alterations, changes to the window openings, and the addition of a Juliet Balcony.

Plans considered:

- Existing Plans & Elevations - A19/61/AD/01 Revision A
- ~~Proposed Plans & Elevations - A19/61/AD/02 Revision E~~

Received on 05/02/2021

- Proposed Plans & Elevations - A19/61/AD/02 Revision F

Received on 06/04/2021

3. RELEVANT PLANNING HISTORY

200833 - First floor dormer extensions, internal alterations, changes to elevations and addition of a Juliet balcony. - Application approved on 12/08/2020.

4. CONSULTATIONS

4.1 The following addresses were consulted by letter.

168 Westwood Road, Tilehurst, Reading, RG31 6LN - No response received.
170 Westwood Road, Tilehurst, Reading, RG31 6LN - No response received.
174 Westwood Road, Tilehurst, Reading, RG31 6LN - No response received.
2 Armour Hill, Tilehurst, Reading, RG31 6JS - No response received.
2A Armour Hill, Tilehurst, Reading, RG31 6JS - No response received.
2B Armour Hill, Tilehurst, Reading, RG31 6JS - No response received.
2 Annex Armour Hill, Tilehurst, Reading, RG31 6JS - No response received.
4 Armour Hill, Tilehurst, Reading, RG31 6JS - No response 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

Design Guide to House Extensions (Adopted March 2021)

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.*

172 Westwood Road is situated off the highway to the rear of 170 Westwood Road, as a result, the existing site does not significantly impact the street scene at Westwood Road or Armour Hill to the north of the proposal site.

The box dormer and Juliet balcony proposed to the rear of 172 Westwood Road is considered acceptable as the existing roof is capable of accommodating a dormer of that size without

upsetting the character and appearance of the existing dwelling or the surrounding area. The proposed dormer is set below the ridge height of the existing roof, and back from the eaves by an acceptable distance.

Three small roof lights are also proposed; two to the front elevation, and one to the rear elevation. The existing window to the side (west) elevation of 172 Westwood Road is also to be relocated 0.25m towards the front elevation. The existing window to the rear elevation serving the lounge is to be removed, while the window serving bedroom 3 is to be enlarged. Internal alterations are also proposed to make the third bedroom larger.

The proposed single storey rear extension has a depth of 3m, features a dual pitched roof, with a maximum height of 4.7m. The dual pitched roof is set down from the existing ridge of the bungalow by 1m. The ground to eaves height of the proposed rear extension is 2.3m. The side (East) elevation of the proposed rear extension features glazed patio doors, the rear elevation features two large windows and a log burner flue, while the side (West) elevation features a window.

Overall, the proposed works are considered acceptable and in accordance with policy H9 of the Reading Borough Local Plan. The proposed works are considered to respect the character and appearance of the existing dwelling in terms of size, scale and appearance. The materials used have been specified to match for the walls and roof. The windows and Juliet balcony door are to be double glazed Georgian bar. The materials used in the construction of the proposal are considered acceptable.

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 extensions are considered not to result in a harmful loss of biodiversity within the garden.

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 introduce any new openings that would detrimentally impact neighbouring properties in terms of overlooking. There are existing dormer windows at the rear elevation of 172 Westwood Road, the proposed dormer and Juliet balcony is not considered to introduce a new view that differs significantly from the existing views from 172 Westwood Road.

The proposed development is not considered overbearing to neighbouring residents. The proposed rear extension is set off the side boundary to 168 Westwood Road by 2m and is not considered overbearing to the habitable rooms or the rear garden at number 168. The proposed development is not considered to harm the outlook from properties surrounding 172 Westwood Road. The proposed increase in the overall size and scale of the main house at 172 Westwood Road is not considered harmful to views from neighbouring properties. The proposed extensions are considered sensitively design in size, scale and appearance, in accordance with policies CC7, CC8 and H9 of the Reading Borough Local Plan.

The proposed log burner flue is not considered to harm the living conditions of nearby residents with regards to fumes or smell. The top of the flue is 5.3m from ground level and at least 20m from the nearest neighbouring main house. Therefore, the proposed log burner flue is not considered harmful to neighbouring residents in terms of potentially harmful fumes or smells.

In accordance with policy CC8 of the Reading Borough Local Plan; the proposed development is not considered to harm neighbouring properties with regards to loss of light, appear overbearing, harm to outlook, or any other criteria under policy CC8.

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.

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 Plans & Elevations - A19/61/AD/01 Revision A
Received on 05/02/2021
- Proposed Plans & Elevations - A19/61/AD/02 Revision F
Received on 06/04/2021

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