

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 201106/HOU

Address: 2 Onslow Gardens

Applicant: Robyn Hibbs

Proposal: Front porch and single storey rear extension

Target date: 28/09/20

Case officer: Connie Davis

Site Description and Surrounding Area:

The application site contains a two-storey semi-detached house finished in brick at ground floor level and white render at first floor level.

Onslow Gardens is a narrow cul-de-sac. The front garden is paved and there are spaces for several cars to be parked. The surrounding area is residential in nature with semi-detached properties.

The surrounding area is residential and the site is not listed, nor in a conservation area.

Proposal:

Planning permission is sought for a single storey rear extension and front porch.

The front porch would have a width of 3m, depth of 1.7m, an eaves height of 2m and a maximum height of 3.4m. It would have a pitched roof with one front facing window and one side facing window on the proposed eastern elevation (to be obscure glazed).

The proposed rear extension would have a mono-pitched roof and would extend the entire width of the rear elevation. The extension would replace a timber conservatory structure and the outrigger. It would have a depth of 4m.

Materials have been selected to match the existing property.

Plans Considered:

HIBBS-0720-05 - Block & Location Plans

HIBBS-0720-03 - Existing Plan & Elevations

HIBBS-0720-01 - Proposed Ground Floor Plan

HIBBS-0720-02 - Proposed Elevations

HIBBS-0720-04 - Section A-A

Received 4th August 2020

Relevant Planning History:

None.

Consultation Responses:

Internal Consultees

No internal consultees were consulted on this application.

External Consultation

The following addresses were formally consulted via letter on 06/08/20:

1, 3, 13 Onslow Gardens
24, 26 Chiltern Road

In addition, a site notice was displayed between 9th - 30th August 2020.

No responses have been received.

Discussions with applicant/ agent

None.

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.

Relevant Planning Policy and Guidance

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

National Planning Policy Framework;
National Planning Policy Guidance;

Reading Borough Local Plan (2019)

CC7 Design and the Public Realm
CC8 Safeguarding Amenity
H9 House Extensions and Ancillary Accommodation
H10 Private and Communal Outdoor Space
TR3 Access, Traffic and Highway-Related Matters

Supplementary Planning Guidance - A Design Guide to House Extensions (2003)

Appraisal Checklist

H9 states: An extension to a house will be acceptable where it:

- A. Respects the character of the house in terms of scale, location, materials and design;

To assess this, the following has been considered - would the proposal:

- Detract from the appearance of the original building through the use of ill-matching materials and by not fitting in with the design, scale and proportions of the original building; **NO, the proposal should not detract from the appearance of the original building.** Other houses in the area, such as no. 3 Onslow Gardens, have had permission granted for a front porch. The design of the porch is considered acceptable in relation to the main house in terms of roof form.

The rear extension would measure a depth of 4m so compliant with the Design Guide SPD and thus is considered of an acceptable scale.

- Reduce the amount of usable amenity space for the property to an unacceptable degree; **NO**
 - Require the loss of trees in the garden or put significant trees at risk; **NO**
- B. 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;
- & C. Does not present an overbearing impact on neighbours or a large blank façade to public areas

To assess this, the following has been considered - would the proposal:

- Significantly reduce the amount of daylight and sunlight enjoyed by neighbouring properties; **NO**
 - Invade the privacy of neighbouring properties through overlooking from windows or balconies; **NO, one side window is proposed to the front porch, but this will be obscure glazed and will also serve a bathroom which is not considered a habitable space.**
 - Detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **NO**
 - Detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **NO, materials are proposed to match the host dwelling.**
- D. Does not result in a loss of biodiversity within garden - NO
- E. Ancillary accommodation, such as granny annexes, will be acceptable where it would not be capable of operating as a separate dwelling which could be let or sold separately - NO

CC8: states: Development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of:

- Privacy and overlooking; **No**
- Access to sunlight and daylight; **No**
- Visual dominance and overbearing effects of a development; **No**
- Harm to outlook; **No**
- Noise and disturbance; **No**
- Artificial lighting; **No**
- Vibration; **No**
- Dust and fumes; **No**
- Smell; **No**
- Crime and safety; **No** or
- Wind, where the proposals involve new development of more than 8 storeys - **N/A**.

Other Matters

Transport

Although RBC Transport were not consulted on this application, it is still considered relevant to discuss transport matters given that the front porch will be within the existing parking area. However, due to the modest size depth of the porch, and for images of the site it can be seen that two parking spaces could be accommodated which is acceptable. As such, it is not considered that the proposal would conflict with Policy TR3 of the Reading Borough Local Plan (2019).

Conclusion

The proposed development would not be harmful to the character or appearance of the site or its surroundings and would not have a detrimental impact on the original building or neighbouring properties. As such the proposed works are considered to be in accordance with CC7 (Design and the Public Realm), CC8 (Safeguarding Amenity) and H9 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) along with the Councils Supplementary Planning Guidance A Design Guide to House Extensions (2003).

RECOMMENDATION: GRANT PERMISSION

Conditions

1. TL1 - 3 year time limit.
2. Approved plans
3. Matching materials

Informatives

1. Building Control
2. Construction & Demolition
3. Terms
4. Encroachment
5. Positive and Proactive

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