

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Redlands

App Ref: 200046/HOU

Address: 63 Blenheim Road, Reading, RG1 5NG

Proposals: Proposed single storey rear infill extension and rear extension to existing dwelling to provide improved kitchen and bathroom accommodation

Case Officer: James Schofield

Date received (valid from): 13 January 2020

Target Decision date: 11 March 2020

SITE LOCATION

The application site is an end of terrace dwelling which largely functions in the streetscene as a mid-terrace dwelling. This is due to a small alleyway between 63 and 65 Blenheim Road. The ground floor has a single-storey rear extension at a depth of 6 meters and a moderately sized garden.

PROPOSAL AND SUPPORTING INFORMATION

The proposal is to introduce new fenestration to the front and side elevations, revise the layout creating new bathroom amenity, for a 6 meter infill rear ground extension and for a 3 by 2.5 meter rear ground extension. The bulk of the proposal appears to be about improving the overall daylight, shared kitchen and bathroom amenities for the residents of an established HMO. The 3 by 2.5 meter rear ground floor extension would allow for the re-siting of the fourth bedroom; lost elsewhere due to internal changes accommodating further kitchen and bathroom amenities.

Plans considered;

Drawing No: 63Blen:201 Block Plan

Drawing No: 63Blen:202 Site Location Plan

Drawing No: 63Blen:203 Existing Floor Plans

Drawing No: 63Blen:204 Proposed Floor Plans

Drawing No: 63Blen:205 Existing Elevations

Drawing No: 63Blen:206 Proposed Elevations

As received 13 January 2020

CONSULTATIONS

The following addresses were consulted by letter.

65 Blenheim Road, Reading, RG1 5NG

68 De Beauvoir Road, Reading, RG1 5NP

70 De Beauvoir Road, Reading, RG1 5NP

61 Blenheim Road, Reading, RG1 5NG

One letter of objection has been received from residents of 70 De Beauvoir Road concerning the potential for loss of trees and subsequent harm to the natural habitat of birds (particularly during nesting season) and a loss of privacy for their own dwelling. These concerns are addressed directly within the assessment section of this report.

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 policies in 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 current development plan is:

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

H9 (House Extensions and Ancillary Accommodation)

EN12 (Biodiversity and the Green Network)

SPG/SPD

- A Design Guide to House Extensions SPG

Assessment

A neighbour objection relates to the potential for siting of bedroom 4 and damage to trees to harm biodiversity and their privacy amenity. However, it is noted that the siting of the rear extensions does not overlap with any trees observed on site, being constrained to areas currently under hard surfacing, and that the plans do not call for the removal of these trees. It is considered the proposal would not result in harm to either the biodiversity of the site or the privacy amenity of neighbouring sites. This is because there would be no introduction of new views into adjacent sites resulting from either the proposed new windows or the a single-storey extensions; where fences and trees are expected to block views. The development would maintain a minimum of 50% of the garden amenity; however, it is considered that the remaining garden will likely be relatively small.

Because the development is not harmful to the character or appearance of the site or its surroundings and does not have a detrimental impact on the original building or neighbouring properties. As such the proposal is considered to be in accordance with CC7 (Design and the Public Realm), CC8 (Safeguarding amenity), H8 (House Extensions and Ancillary Accommodation) and EN12 (Biodiversity and the Green Network) of the Reading Borough Local Plan (2019) and the Councils Supplementary Planning Guidance "A Design Guide to House Extensions" (2003).

RECOMMENDATION:

Grant

APPENDIX

Site visit photos from 06.03.2020













