

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Tilehurst

App Ref: 201230/HOU

Address: 43 Victoria Road, Tilehurst, Reading, RG31 5AB

Proposals: Part two storey side extension, part one storey side and rear extension (Amended Description)

Case Officer: Mr David Brett

Applicant: Mr W Bennett

Date received: 02/09/2020

Valid from: 08/09/2020

Target Decision date: Originally 03/11/2020; an extension of time was agreed until 08/01/2021 to allow for submission of revised plans and re-consultation.

1. INTRODUCTION

The proposal site is a two storey semi-detached dwelling located on the corner of Victoria Road, Tilehurst. The surrounding area is considered predominantly residential, with a mix of detached and semi-detached dwellings.



Fig 1. Site photo (front elevation) provided by applicant on 08/09/2020.



Fig 2. Site photo (side elevation) provided by applicant on 08/09/2020.



Fig 3. Site photo (rear elevation) provided by applicant on 08/09/2020.

A site visit for this application was not possible due to the Coronavirus lockdown. The agent supplied site photos on 08/09/2020. These photos were used for the purpose of determining this application.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for part two storey side extension, part one storey side and rear extension. The scheme was revised during the course of the application, in order to address initial officer concerns.

Plans considered:

- ~~Existing Floor Plans & Elevations 20/80/01~~
- ~~Proposal Two Storey Side Extension 20/08/02 A~~

Received on 03/09/2020

- Existing Floor Plans & Elevations - 20/80/01 A
- ~~Proposal - Two Storey Side Extension - 20/08/02 B~~

Received on 08/09/2020

- ~~Plan Showing Light Angles from Adjoining Property - 20/80/04 A~~

Received on 25/09/2020

- Proposal - Two Storey Side Extension - 20/08/02 C

Received on 02/12/2020

3. RELEVANT PLANNING HISTORY

030054 - Erection of 2 x 4 bed detached houses with integral garages (to the rear of 43 Victoria Road) - Application Permitted on 14/10/2003

031337 - Erection of 2 x 4 bed roomed houses with integral garages (to the rear of 43 Victoria Road) - Application Withdrawn on 30/07/2003

201229 - Single storey detached outbuilding - Application under consideration and yet to be determined.

4. CONSULTATIONS

4.1 Original consultation - The following addresses were consulted by letter.

- 35 Victoria Road, Tilehurst, Reading, RG31 5AB - Response received on 24/09/2020
 - Concerns raised regarding potential loss of light to habitable rooms at number 35 as a result of the proposed extensions.
 - Concerns over potential loss of light to the garden at number 35.
 - The proposed extensions are out of scale in relation to the existing dwelling and street scene. The proposals are not considered in keeping with other neighbouring properties.
 - The proposed extensions are considered overbearing and harm the character and appearance of number 43.
 - Concerns raised regarding the impact of the development on nearby trees.
 - Concerns that the development would raise the value of the property to an unsustainable degree.
- 35 Victoria Road, Tilehurst, Reading, RG31 5AB - Response received on 26/10/2020
 - Response reiterates concerns that the proposal would result in a harmful loss of light to number 35.
 - Raises that the "Plan Showing Light Angles from Adjoining Property" does not take into account windows to the side elevation of number 35.
- 45 Victoria Road, Tilehurst, Reading, RG31 5AB - No response received.
- 60 Dunstall Close, Tilehurst, Reading, RG31 5AY - No response received.
- 61 Dunstall Close, Tilehurst, Reading, RG31 5AY - No response received.

A site notice was displayed from Tuesday 8th September 2020, expiring on Tuesday 29th September 2020. One further consultation response was received.

- 12a Victoria Road, Tilehurst, Reading, RG31 5AB - Response received on 15/09/2020
 - Objection raised stating that the proposed extensions would be out of character with the original house.
 - Concerns have also been raised that it would harm views from number 12a and result in a loss of light to number 35.

Re-consultation - Upon the receipt of revised plans on Wednesday 2nd December 2020, the following neighbours were re-consulted on Thursday 3rd December 2020 with a deadline set for responses of Thursday 24th December.

- 12a Victoria Road, Tilehurst, Reading, RG31 5AB - No response received.
- 35 Victoria Road, Tilehurst, Reading, RG31 5AB - No response received.
- 45 Victoria Road, Tilehurst, Reading, RG31 5AB - No response received.
- 60 Dunstall Close, Tilehurst, Reading, RG31 5AY - No response received.
- 61 Dunstall Close, Tilehurst, Reading, RG31 5AY - No response received.

4.2 Internal Consultations

- Reading Borough Council, Transport - Response received on 09/09/2020
 - A new garage is proposed as part of the side extension. The dimensions of the new garage exceed the Council's current standards. In addition to the garage parking aerial images confirm that there is additional parking at the front of the property.
 - There are no Transport objections to this application.
- Reading Borough Council, Natural Environment - Response received on 16/09/2020
 - There are no significant tree / landscape features on or adjacent to 43 Victoria Road to be impacted by these applications.
 - In view of this, I have no objections to the proposed outbuilding or two storey side extension and no T&L related conditions are considered necessary.

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
EN14 Trees, Hedges and Woodland
TR5 Car and Cycle Parking and Electric Vehicle Charging

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 proposed development, as revised consists of part two storey side extension, part one storey rear and side extension. Revised plans were submitted based on concerns raised by officers and neighbours (see section 4.1 of this report). Initial concerns raised by officers included a harmful loss of light to habitable rooms at number 35, whilst the proposals were also considered to be overbearing to number 35. As a result, the proposed extensions were not considered acceptable against policy CC7 and CC8 of the Reading Borough Local Plan.



Fig 4. Originally proposed elevations (superseded during the application) as outlined in 'Proposal - Two Storey Side Extension - 20/08/02 B'.

As revised, the proposed two storey side extension is set back from the front elevation by 1m (thereby further forward than the original proposal), with the roof set down from the existing ridge by 0.35m. The proposal features a gable end roof, which is in line with the existing roof arrangement at number 35.

The works at ground floor level consist of a large garage that extends to the rear the elevation of the single storey rear extension. The existing ground floor rear extension has a depth of 3.3m. The existing ground floor rear extension does not appear to have planning permission, or have been granted prior approval by the LPA. It appears from Building Control records that building works (for instance, building or engineering works) were substantially completed more than four years before the date of this application, with a record of site inspections being conducted between 2008 and 2012.

The total depth of the ground floor side and rear extension is 10.4m and has a width of 3.2m. The proposed side extension is within 0.2m of the boundary to 35 Victoria Road at the front elevation, however, the plot angles towards number 35 which results in the rear elevation of the proposed side extension being set from the boundary to number 35 by 2m.

The works at first floor level consist of a side extension that has a depth of 7.15m and has a width of 3.2m. The first floor extensions serve an additional bedroom and en-suite. With Policy H9 in mind it is considered necessary and reasonable to include a condition stating that the extensions hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling known as 43 Victoria Road, Tilehurst, Reading, RG31 5AB. The reason for this condition is to accord with the terms of the application, and to ensure that separate occupation of the extension(s) would not detract from the amenities or living conditions of neighbouring residential properties (or the character of the locality) in accordance with Policy H9 of the Reading Borough Local Plan 2019. In this instance it is considered that a condition is more appropriate than a s106 obligation. The condition is considered necessary due to the size, scale and layout of the proposed extension and potential for it to be fairly simply separated from the main house.

Householder extensions of this size and scale are considered characteristic of the surrounding area, with similar scale extensions at numbers 19, 21 and 23 Victoria Road. There also several examples of two storey side extensions along nearby Crescent Road. The proposed side extension as revised has been set back from the front elevation of the existing dwelling and set down from the existing ridge, while the depth of it does not extend beyond the original rear building line of the dwelling, all contributing to a considered subservient development in accordance with Policy H9 of the Reading Borough Local Plan. The materials used in the construction of the proposed works have been specified to match the existing dwelling throughout on the application form submitted. The arrangement of doors and windows is also considered acceptable and complements the arrangement of existing doors and windows.

Overall, the revised plans are considered to address the concerns raised by officers. The revised plans are considered subservient to the existing dwelling, while allowing for appropriate levels of light to neighbouring residents and not appearing overbearing (as detailed in the amenity section below). This has been achieved by altering the footprint and ultimately reducing the initial depth of the proposed ground floor extensions, and reducing the depth of the first floor extension to the existing first floor rear elevation.



Fig 5. Revised elevations as outlined in 'Proposal - Two Storey Side Extension - 20/08/02 C'.

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 (amongst other matters):

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

Objections to the initial plans were received from number 35 and 12a Victoria Road (summaries of these objections can be found in section 4.1 of this report). The concern regarding loss of light to habitable rooms and the garden at number 35 was also an initial concern shared by officers. As a result, it was recommended that the depth of the rear extensions be reduced to allow an appropriate level of natural light. The reductions in depth were also considered appropriate as the proposals were also considered overbearing to number 35. The resident of number 35 also felt that the initial proposal was overbearing.

The, as revised, proposed extensions are considered appropriate in terms of size, scale and appearance in relation to number 43 and are not considered to harm the outlook or have an overbearing impact to neighbours to such an extent to warrant a sustainable reason for refusal of the application should it be considered within an appeal scenario. It is considered that the revised plans have suitable overcome initial concerns that the proposed extensions would be overbearing to neighbouring residents (in particular number 35) by reducing the depth of the extensions, allowing for appropriate light levels to neighbouring dwellings and associated gardens.

The proposed extensions are also not considered to harm the privacy of neighbouring residents as no windows have been proposed to the first-floor side elevation. As a result, there are no concerns that there would be harmful overlooking to neighbouring properties. The non-provision of windows in the first floor side elevation (unless a separate permission is granted) will be secured via condition.

The proposed development as revised is not considered to harm the living conditions at any other properties within the surrounding area (e.g. the distance of the works from the boundary with No. 45 is such that no significant adverse impacts are envisaged). Overall, the proposed single storey rear extension is not considered to harm the living conditions to neighbouring properties or the surrounding area. Therefore, the proposed development is considered in accordance with policy 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. As the size of the private outdoor space will still be larger than the usable floor space of the dwelling on the ground floor.

7.4 Natural Environment

Within the objections received for this application by number 35, concerns were raised as to the impact of the proposed development on mature trees and plants within the garden at number 35. Reading Borough Council, Natural Environment, were consulted as part of this application. It is the view of the Natural Environment Officer that no significant tree or landscape features that would be detrimentally impacted by the proposed development. With no requirement for a tree and/or landscaping condition. As a result, the proposed development is considered in accordance with policy EN14 of the Reading Borough Local Plan.

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:

Plans considered:

- Existing Floor Plans & Elevations - 20/80/01 A
Received on 08/09/2020
- Proposal - Two Storey Side Extension - 20/08/02 C
Received on 02/12/2020

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.

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.

PD6: Ancillary Domestic Use

The extensions hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling known as 43 Victoria Road, Tilehurst, Reading, RG31 5AB.

REASON: To accord with the terms of the application, and to ensure that separate occupation of the extension/building would not detract from the amenities or living conditions of neighbouring residential properties (or the character of the locality) in accordance with Policy 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/doors/dormers/openings, other than those shown on the approved plans shall at any

time be placed in the first floor side (north-east) elevation 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

Standard Informatives