

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Redlands

App Ref: 210525 / HOU

Address: 96 Eastern Avenue, Reading, RG1 5SF

Proposals: Demolition of existing outbuilding, proposed single storey extension and internal alterations to provide downstairs bathroom.

Case Officer: Beatrice Malama

Date received (valid from): 6th April 2021 **Target date:** 1st June 2021

SITE DESCRIPTION

The site is a two story semi-detached dwelling located in a predominantly residential area comprising of a mixture of detached and semi-detached properties of similar design and style. The property is not listed and does not fall within a conservation area.

PROPOSED DEVELOPMENT

The proposed development comprises demolition of existing outbuilding, proposed single storey rear extension and internal alterations to provide downstairs bathroom. The proposed rear extension measures approximately 4.1m deep from the existing rear wall, 2.2m wide and 2m high up to the eaves. The proposed development replaces the existing green house, outhouse toilet and store whose total footprint is less than that of the proposed extension. The existing patio would extend 0.5m deeper than the existing. The proposed extension would have a pitched roof with two roof lights. Exterior wall finishes including doors and windows would match that on the existing house.

Plans considered;

Drawing No: **2816 001 P6** - Site Location and Proposed Block Plan

Drawing No: **2816 002 P5** - Existing and Proposed Plans

Drawing No: **2816 003 P5** - Existing Elevations

Drawing No: **2816 004 P5** - Proposed Elevations

Drawing No: **2816 005 P3** - 3D Views

As received on 6th April 2021

RELEVANT PLANNING HISTORY

No Planning History

CONSULTATIONS

A site notice was sent to the agent on 19th April 2021 and neighbours at No. 94 and 98 Eastern Avenue, (RG1 5SF) and No. 20 Upper Redlands Road, (RG1 5JP) were consulted by letter and no letters of representation were received.

Internal Consultations

Ecology - No Objection

Natural Environment - No objection subject to a Tree Protection Plan (TPP) and a designated simple Construction Exclusion Zone (CEZ) being provided.

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'.

National Planning Policy

National Planning Policy Framework (2019)

National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7- Design and the Public Realm

CC8 - Safeguarding Amenity

H9 - House Extensions and Ancillary Accommodation

SPG/SPD

A Design Guide to House Extensions SPG (2021)

Assessment

Character and appearance

Policy CC7 (Design and the Public Realm) requires that all developments be of high design quality, whilst Policy H9 (House Extensions and Ancillary Accommodation) requires that an extension “respects the character and appearance of the house in terms of scale, location, materials and design, and that it should not harm the character and pattern of neighbouring houses and the appearance of the street scene”.

The design, style and finishes of the proposed extension would complement that of the existing house. The design of the roof, windows and doors would match that on the existing house. There are existing single-story rear extensions in the area including at the immediate neighbour’s house at No. 94 Eastern Avenue therefore an extension of this kind is not unconventional, nor would it be considered to have a detrimental impact on the character and appearance of neighbouring houses and the street. The proposed development therefore does not harm the character or appearance of the existing house nor have a detrimental impact on the area.

Residential Amenity

CC8 (Safeguarding Amenity) seeks to prevent development causing detrimental impact on the neighbouring properties; policy H9 (House Extensions and Ancillary Accommodation) provides that extensions should not cause an overbearing impact on neighbours”.

As the proposal is single story there would be no overlooking of neighbouring properties therefore the extension is unlikely to cause loss of privacy to the neighbour. Although the height of the proposed extension would be more than the existing outbuilding, the proposal would be considered unlikely to cause an overbearing impact on the neighbour’s house. In addition, the extension is unlikely to cause significant loss of sunlight, daylight or overshadowing to the neighbour’s house at No.94 Eastern Avenue. Even though the proposed extension would be built alongside the existing party wall shared with No. 94, no part of the extension would overhang onto the neighbour’s property and inset gutters would be provided to keep rainwater away.

Natural Environment - Trees

The proposed rear extension would result in the removal of the existing hazelnut and apricot trees however the submitted revised drawing No 2816 001 P6 (Site Location and Proposed Block Plan) illustrates that the trees would be replaced within the rear garden and in order to protect the existing vegetation, provision for the Construction Exclusion Zone (CEZ) has been made.

Conclusion

The proposed extension is considered to be in accordance with the Reading Borough Local Plan (2019) and the Design Guide to House extensions (2021) and therefore the application is recommended for approval subject to conditions.

Whilst it would appear from the application that the proposed development, including the proposed demolition of the existing outbuilding, is to be entirely within the curtilage of the application site and notice has been served on the adjoining properties, the granting of planning permission does not authorise the applicant to gain access or carry out any works on, over or under the neighbour's land or property without first obtaining consent. The grant of permission also does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996 including any requirement to serve notice.

Recommendation:

Grant

CONDITIONS

1. Time Limit (Standard) TL1
2. Approved Plans Ap1
3. Materials (As Specified) M3