

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Kentwood

App Ref: 201171/HOU

Address: 2 Ripley Road, Tilehurst, Reading, RG30 6UD

Proposals: Single storey rear and side extension with the internal alterations.

Case Officer: Mr David Brett

Applicant: Mr L Ghale

Date received (valid from): 18/08/2020

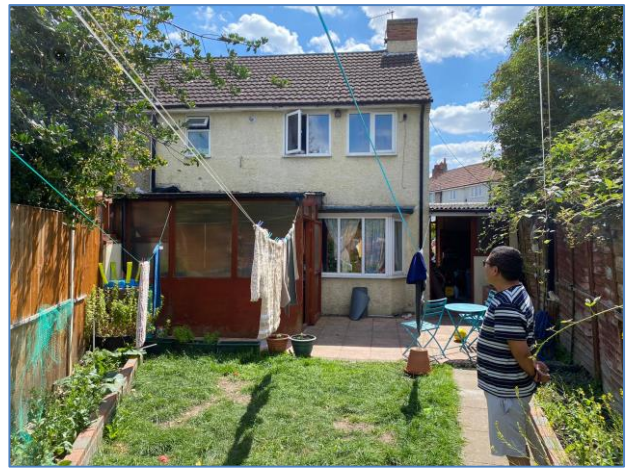
Target Decision date: 22/10/2020, extension of time agreed from 13/10/2020 to allow for the submission of revised plans.

1. INTRODUCTION

The proposal site is a two-storey semi-detached dwelling located on the corner of Ripley Road and Romsey Road, Tilehurst. The surrounding area is considered residential with similarly designed two storey detached and semi-detached dwellings. The property features a progressively narrow and short rear garden, with a wider front garden.



1. Front of 2 Ripley Road. Photo provided by the agent on 15/08/2020.



2. Rear of 2 Ripley Road. Photo provided by the agent on 15/08/2020.

A site visit for this application was not possible due to the Coronavirus lockdown. The agent supplied site photos on 15/08/2020. These photos were used for the purpose of determining this application.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is replacement ground and first floor rear extensions.

Plans considered:

- Existing Ground Floor Plan - 20092.B.PP-01
- Existing Elevations - 20092.B.PP-02
- ~~- Proposed Ground Floor Plan - 20092.B.PP-03~~
- ~~- Proposed Elevations - 20092.B.PP-04~~
- Location Plan - 20092.B.PP-05
- ~~- Block Plan - 20092.B.PP-06~~

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- Proposed Ground Floor Plan - 20092.B.PP-03
- Proposed Elevations - 20092.B.PP-04
- Block Plan - 20092.B.PP-06

Received on 20/10/2020

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

4 Ripley Road, Tilehurst, Reading, RG30 6UD
41 Romsey Road, Tilehurst, Reading, RG30 6UN

No consultation responses have been received for this application.

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

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.*

As existing, 2 Ripley Road is a two storey semi-detached dwelling with a single storey side extension, and conservatory to the rear. The exterior walls are red brick with cream render and red roof tiles. The proposal site is considered characteristic of the surrounding area and neighbouring properties.

The proposed development consists of a single storey wraparound extension. The rear extension aspect has a depth of 3m (following revisions during the course of the application; original depth was 4m, but this has been decreased following officer advice), while the side extension at its widest is 3.5m. The wraparound extension features a flat roof, with a maximum height of 2.93m.

The front elevation of the side extension extends to the principal elevation of the existing dwelling. The proposed side extension is not considered to infringe on any significant building line along Ripley Road. While it is usually considered appropriate for a side extension of this type to be slightly set back from the principle elevation, it is not considered that the proposed development would result in significant harm to the character and appearance of the surrounding area or dwellinghouse. The 2 Ripley Road is at a lower elevation than the highway, and at a lower elevation than 4 Ripely Road. The proposed development is not considered visually dominant or intrusive to 2 Ripley Road or the surrounding area.

The size and scale of the proposed development is considered subservient to the existing dwelling and acceptable in accordance with policy H9 of the Reading Borough Local Plan. With regards to materials used in the construction of the proposed development; these have been specified to match on the application form. The proposed arrangement of doors and windows is considered acceptable.

Given the side extension (with its separate front door) could be quite simply be converted in the future into a self-contained separate unit, it is considered necessary and reasonable to include a condition, in line with Policy H9, to specify the extensions shall only be ancillary accommodation to the existing residential unit.

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:

- *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 harm the living conditions at the adjoining property of 41 Romsey Road. The single storey rear extension, with a depth of 3m and a maximum height of 2.93m is not considered to detrimentally impact the living conditions at 41 Romsey Road in terms of loss of light to habitable rooms or the rear garden, privacy or appearing visually dominant. The side boundary to 41 Romsey Road angles away from 41 Romsey Road towards 2 Ripley Road, the angle further reduces any potential harm from the proposed development.

With regard to 4 Ripley Road, the proposed development is not considered likely to have a detrimental impact on the living conditions at number 4. 4 Ripley Road is at a higher elevation than 2 Ripley Road, as a result, the proposed development by virtue of its height and depth is not considered to detrimentally impact the living conditions at 4 Ripley Road. The proposed development would not result in a loss of light to habitable rooms or the rear garden at 4 Ripley Road or appear overbearing.

To protect both neighbours amenity a condition will prevent the flat roof created being used as a terrace unless specific separate permission is granted for this in the future.

No other nearby occupier is considered to be significantly impinged by the proposed development in relation to any amenity consideration.

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. The depth of the rear extension was originally 4m, this was considered unacceptable by officers as the development would result in an unacceptable loss of private outdoor space in the rear garden. The depth of the rear extension was revised to 3m to allow for an acceptable amount of private outdoor space. The proposed development is sited on an already developed part of the rear garden (patio area).

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:

- Location Plan - 20092.B.PP-05

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- Proposed Ground Floor Plan - 20092.B.PP-03
- Proposed Elevations - 20092.B.PP-04
- Block Plan - 20092.B.PP-06

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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.

PD5: Use of Roof Restricted

The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific 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 and H9 of the Reading Borough Local Plan 2019.

PD6: Ancillary Domestic Use

The single storey side and rear 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 2 Ripley Road, Tilehurst, Reading, RG30 6UD.

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.

11. INFORMATIVES

Standard Informatives