

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Norcot

App Ref: 201227/HOU

Address: 292 Tilehurst Road, Reading, RG30 2NE

Proposals: Proposed single storey rear extension.

Case Officer: Mr David Brett

Applicant: Mr N Miah

Date received (valid from): 02/09/2020

Target Decision date: 28/10/2020

1. INTRODUCTION

The proposal site a two-storey semi-detached dwelling located on the corner of Tilehurst Road and Water Road. The surrounding area is considered residential with similarly designed two storey detached and semi-detached dwellings. Prospect Park is directly opposite the proposal site.

A site visit for this application was not possible due to the Coronavirus lockdown. The agent supplied site photos on 08/10/2020. These photos were used for the purpose of determining this application.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a single storey rear extension.

Plans considered:

- Location Plan of 292 Tilehurst Road, Reading
- Existing Floor Plans - 001
- Existing Elevations - 002
- Proposed Floor Plans - 003 (combined 200866 and 201227 scheme)
- Proposed Elevations - 004 (combined 200866 and 201227 scheme)
- Block Plans - 005 (combined 200866 and 201227 scheme)

Received on 02/09/2020

- Proposed Floor Plans - 003 (03/06/2020)
- Proposed Elevations - 004 (03/06/2020)
- Block Plans - 005 (03/06/2020)

Received on 25/10/2020

- Proposed Floor Plans - 003 (27/10/2020) - Plans approved under application 200866
- Proposed Elevations - 004 (27/10/2020) - Plans approved under application 200866

Received on 27/10/2020

3. RELEVANT PLANNING HISTORY

071178 - Part single, part two-storey side and two-storey rear extension - Application Permitted on 22/08/2007

140179 - Proposed demolition of existing garage and the erection of 2no. 1 bedroom apartments with associated parking and amenity. - Application Refused on 08/05/2014

200866 - Rear extension measuring 6m in depth, with a maximum height of 3m, and 3m in height to eaves level. Notification of the construction of an extension under class A Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. - Application Permitted on 10/08/2020

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

290 Tilehurst Road, Reading, RG30 2NE - No consultation response received.

83 Water Road, Reading, RG30 2NP - No consultation response received.

Reading Borough Council, Ecology - Response received on 06/10/2020

- The application site comprises a semi-detached house located within a Green Link as per policy EN12 of the local plan, and directly opposite a large parkland which is also a Local Wildlife Site (LWS). It is proposed to erect a single storey rear extension.
- Considering the extent of the works, and the condition of the existing single storey extension as viewed on google streetview, it is considered unlikely that the proposals will affect roosting bats and there are no objections to this application on ecology grounds.

A site notice was displayed from Wednesday 16th September 2020, expiring on Wednesday 9th September 2020.

No further 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

EN1 Protection and Enhancement of the Historic Environment

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.

The proposed development is for a single storey rear extension to the existing kitchen. The proposed flat roof rear extension has a height of 3m, and a depth of 6m. The proposed side extension extends to the side elevation of the existing ground floor rear extension.

As noted in the Relevant Planning History for this application; a single storey rear extension with a height of 3m and a depth of 6m received prior approval on 10/08/2020. The scheme approved under application 200866 extends to the side boundary to 290 Tilehurst Road. Application 201227 has been submitted to infill the space behind the existing kitchen. The applicant could not seek a prior approval application for the full width of the existing rear elevation, as the existing kitchen is not original to 292 Tilehurst Road.

Proposals for a full width 6m deep rear extension were submitted as part of application 201227. As prior approval had already been received for application 200866, it was recommended that the applicant revise the plans to infill the area to the rear of the kitchen. The original plans submitted for application 201227 would not have been supported by officers as the proposal is considered overbearing to 290 Tilehurst Road and would potentially result in a loss of light to habitable rooms at 290. Therefore, the proposal would not have complied with policy CC8 of the Reading Borough Local Plan.

The revised plans submitted received on 25/10/2020 demonstrate a reduced scheme, that would be integrated with the 6m rear extension (application 200866) that received prior approval. On its own merits, the proposed single storey rear extension is set 5.5m from the side boundary to 290 Tilehurst Road. The proposed single storey rear extension is considered to respect the character and appearance of the existing dwelling, and is appropriate in terms of size and scale. The materials used in the construction of the proposal have been specified on the application form to match throughout, including walls, roofing and doors.

For transparency, the plans submitted originally for this application now represent the combined 200866 and 201227 scheme:

- Proposed Floor Plans - 003 (combined 200866 and 201227 scheme)
- Proposed Elevations - 004 (combined 200866 and 201227 scheme)
- Block Plans - 005 (combined 200866 and 201227 scheme)

Received on 02/09/2020

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 single storey rear extension is not considered to harm the living conditions at the adjoining property 290 Tilehurst Road. The side elevation of the proposed single storey rear extension is set from the side boundary to 290 Tilehurst Road by 5.5m. As a result, it is considered that no harm would be caused to the neighbouring property in terms of loss of light or appear overbearing to the neighbouring property. As previously mentioned, a 6m deep rear extension to the side boundary at 290 Tilehurst Road has received prior approval under

application 200866. The proposal submitted under application 201227 does not extend beyond the rear elevation of the approved rear extension at 200866.

The proposed development is not considered to harm the living conditions at any other properties within the surrounding area. This includes the rear adjoining property at 83 Water Road.

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 Historic Environment

The proposal site is located within 100m of the nearby Prospect Park, which is one of five Historic Parks in Reading and is a heritage asset. The proposed development is considered in accordance with EN1 of the Reading Borough Local Plan, as the proposal is not considered to adversely impact elements, views or the setting of the nearby Historic Park. The proposed development is situated to the rear of the property and is considered highly unlikely to have any sort of detrimental impact on the setting of Prospect Park.

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:

- Location Plan of 292 Tilehurst Road, Reading
- Existing Floor Plans - 001

- Existing Elevations - 002
- Proposed Floor Plans - 003 (combined 200866 and 201227 scheme)
- Proposed Elevations - 004 (combined 200866 and 201227 scheme)
- Block Plans - 005 (combined 200866 and 201227 scheme)

Received on 02/09/2020

- Proposed Floor Plans - 003 (03/06/2020)
- Proposed Elevations - 004 (03/06/2020)
- Block Plans - 005 (03/06/2020)

Received on 25/10/2020

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.

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.

11. INFORMATIVES

Standard Informatives