

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Norcot

App Ref: 201726/HOU

Address: 220 Norcot Road, Reading, RG30 6AE

Proposals: Single storey side and front porch extension

Case Officer: Mr David Brett

Applicant: Mr & Mrs Grant

Date received (valid from): 03/12/2020

Target Decision date: 28/01/2021

1. INTRODUCTION

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



Fig 1. Front of 220 Norcot Road. Site photo provided by agent on 08/12/2020.

A site visit for this application was not possible due to the Coronavirus lockdown. The agent supplied site photos on 08/12/2020. These photos were used for the purpose of determining this application.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is the erection of a single storey side extension, and front porch.

Plans considered:

- Proposed Side Extension - 01 Rev D

Received on 03/12/2020

3. RELEVANT PLANNING HISTORY

79/TP/0122 - EXTN. TO ENLARGE 4 ROOMS - Application Refused on 27/04/1979

79/TP/0123 - EXTN. TO ENLARGE 4 ROOMS - Application Refused on 27/04/1979

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

- 218 Norcot Road, Tilehurst, Reading, RG30 6AE - No response received
- 222 Norcot Road, Tilehurst, Reading, RG30 6AE - No response received
- 2 Lawrence Road, Tilehurst, Reading, RG30 6BH - No response received.

A site notice was displayed from Saturday 12th December 2020, expiring on Saturday 2nd January 2021.

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
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 porch extension has a depth of 1.1m and a width of 2.6m, as a result, the footprint of the proposed porch is 2.86m². The proposed porch extension has a ground to eaves height of 2.27m, features a pitched roof, with a maximum height of 3.35m. The proposed porch extension is considered to respect the character and appearance of the existing dwelling and surrounding area in terms of size, scale and appearance. The materials used in the construction of the porch extension have been specified to match those of the existing dwelling. Two window openings are proposed to the porch extension, one on each side elevation. While the proposed porch extension does extend slightly forward of the building line between 210 and 220 Norcot Road, there is not considered to be a harmful impact to the character and appearance of the street scene.

The proposed side extension has is set back from the existing front elevation by 3.55m, has a depth of 4.8m, a width of 2.5m, and is located behind an existing 1.82m high brick wall and gate (to be retained). The ground to eaves height of the proposed side extension is 2.27m, features a pitched roof, with a maximum height of 3.35m. A Velux roof light is proposed, while windows are proposed to the front and rear elevations of the side extension, with a door proposed to the rear elevation allowing access to the rear garden from within the dwelling. The proposed side extension is proposed as a utility room and shower room. The side extension will be visible from the street scene along Lawrence Road, however, the proposed development is not considered a visually harmful addition to the street scene.



Fig 3. Side of 220 Norcot Road as viewed from the highway along Lawrence Road. Site photo provided by agent on 08/12/2020.

Overall, the proposed works are considered subservient to the existing dwelling from the street scene. The materials have been specified to match the existing dwelling on the application form throughout the proposal. The arrangement of doors and windows on both the rear extension and side extensions are considered acceptable. Therefore the proposed extensions are considered in accordance with policy H9 of the Reading Borough Local Plan.

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*

Due to the size, scale and location of the proposed development, there is not considered a harmful impact to the living conditions at the adjoining neighbouring property at 218 Norcot Road. The proposed side extension is considered to have little to no consequence to the living conditions at number 218. While it has been acknowledged that the porch extension extends slightly forward of the building line from 210 to 220, the proposed porch is not considered a harmful addition which would worsen the living conditions at number 218.

The proposed development is also not considered to harm the living conditions at 2 Lawrence Road due the size, scale and location of the proposed development in relation to the main house and rear garden at 2 Lawrence Road. The proposed development is not considered to harm the living conditions at any other properties within the surrounding area.

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.

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:

- Proposed Side Extension - 01 Rev D

Received on 03/12/2020

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.

11. INFORMATIVES

Standard Informatives