

DELEGATED HOUSEHOLDER APPLICATION REPORT

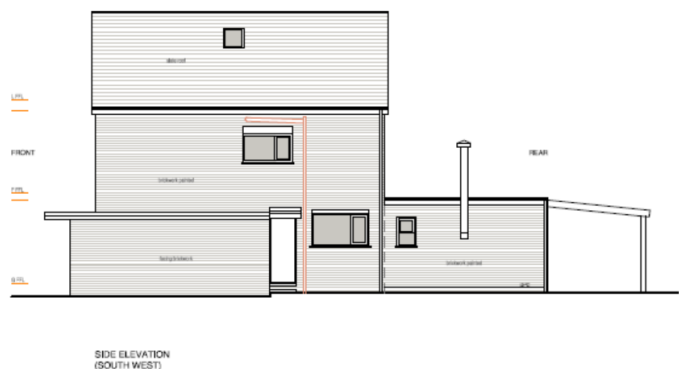
Ward: Tilehurst
App Ref: 200329
Address: 9 Victoria Road, Tilehurst, Reading, RG31 5AA
Proposal: Part two storey, part single storey side and rear extension, new porch and internal alterations to an existing detached house.
Case Officer: James Schofield
Applicant: Mr & Mrs Cannell
Date received (valid from): 27 February 2020
Target Decision date: 25 June 2020

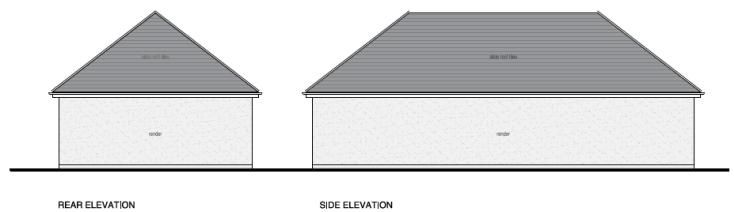
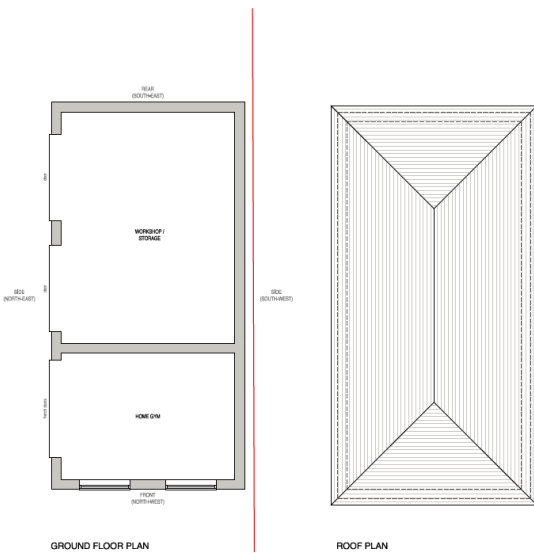
1. SITE DESCRIPTION

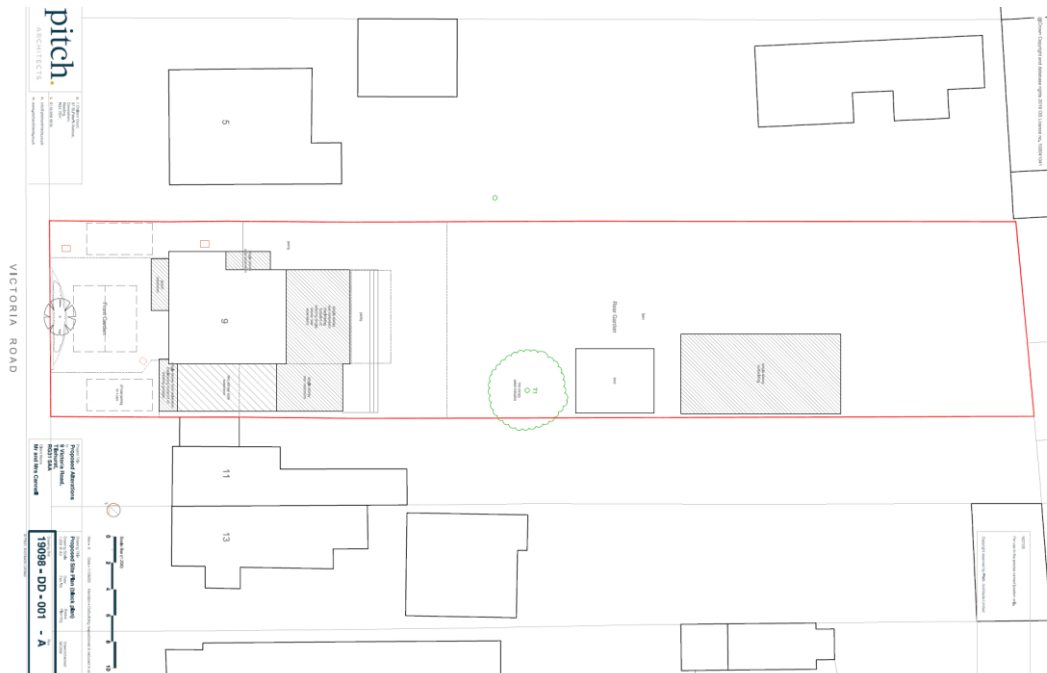
The proposed site is a two-storey detached dwelling on Victoria Road. The site enjoys a generous rear garden. The site is not in a conservation area and however there is one tree on site which is covered by a tree protection order.

2. PROPOSED DEVELOPMENT

The proposed development is for the construction of part two, part single-storey front, side and rear extensions as well as an annex in the rear garden. See elevations and site plan below.







Plans considered;

Drawing No. 19098-DD-001 Proposed Site Plan (block plan)

Drawing No. 19098-DD-002 Proposed Floor Plans

Drawing No. 19098-DD-003 Proposed Floor Plans

Drawing No. 19098-DD-004 Proposed Elevations

Drawing No. 19098-DD-005 Proposed Elevations

Drawing No. 19098-DD-010 Proposed Annex

Drawing No. 19098-LO-001 Location Plan

Drawing No. 19098-SU-001 Existing Site Plan (block plan)

Drawing No. 19098-SU-002 Existing Floor Plans

Drawing No. 19098-SU-003 Existing Floor Plans

Drawing No. 19098-SU-004 Existing Elevations

Drawing No. 19098-SU-005 Existing Elevations

Drawing No. 19098-SU-006 Existing Section

As received 3rd of March 2020

Drawing No. 19098-DD-001-A Proposed Site Plan (block plan)

Drawing No. 19098-DD-010-A Proposed Annex

As received 17th of June 2020

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

Neighbours

All adjoining neighbours were consulted by letter, and no response was received objecting to the impact the proposed annex would have on the amenity of 5 Victoria Road. This point was well taken by the officer and led to the pursuit of subsequent amendments being sought. These were received and will be discussed in detail in section 7.3 *Safeguarding Amenity*.

5. EQUALITY ACT 2010:

In determining this application, the Council is required to have regard to its obligations under the Equality Act 2010. There has been an indication that a member of one of the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this planning application. Therefore, in terms of the key equalities protected characteristics it is considered necessary to assess if the local development plan adequately avoids the causing any significant adverse impacts. It is determined that local policy seeks explicitly to take these needs into account wherever feasible, and in this case, Policy H9 is considered to be compliant with the Equality Act 2010 by virtue of offering special consideration and additional latitude in terms of a wider array of amenity provision in the case of annexes in order to empower protected groups to live more independently and or meet other identified needs where possible.

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'.

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving a listed building or its setting or any features of special interest which it possesses.

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

The following local and national planning policy and guidance is relevant to this application:

National Planning Policy

National Planning Policy Framework (2019)

National Planning Practice Guidance

Reading Borough Local Plan (adopted 2019)

CC7: Design and the Public Realm

CC8: Safeguarding Amenity

H9: House Extensions and Ancillary Accommodation

EN12: Biodiversity and the Green Network

SPG/SPD

A Design Guide to House Extensions SPG

7. APPRAISAL

7.1 *Principle of development*

The application seeks permission to build a part two, part single-storey front, side and rear extension as well as an annex in the rear garden. Such domestic works are supported in principle

by Policy H9 of Reading Borough Local Plan (2019) subject to a number of criteria ensuring the effects of such works are not harmful. Other considerations will be considered in more detail in the following sections.

7.2 Scale, appearance and design

Policy H9 ‘House extension and ancillary accommodation’ states that: *“an extension to a house or other householder development will be acceptable where it:*

- *Respects the character and appearance of the house in terms of scale, location, materials and design;*
- *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;*
- *Does not present an overbearing impact on neighbours or a large blank façade to public areas; and*
- *Does not result in a loss of biodiversity within gardens”*

The proposed two-storey side extension is set-back and down from the main dwelling, is subservient to it, and employs design features including a hipped roof which draws on the most positive aspects of the existing design.

The proposed garage conversion and front extension (to form a porch) integrates these features in the front elevation; using mono-pitched roofs and fenestration which reflects wider patterns of fenestration placement within the front elevation. Overall, the proposed changes to the front elevation are considered to modestly improve the overall design quality of the dwelling.

The ground floor rear extension is proposed to broadly follow the same footprint of the existing rear extension with an additional small extension on the eastern side of the rear elevation and another of approximately 4 meters in depth between the existing footprint and the western boundary. These are considered to be of relatively little consequence in character terms; using flat roofs and windows matching one another throughout the rear elevation. Overall these elements of the proposal are considered to be functionally the same as the existing dwelling.

The proposed annex is considered to be of both a scale appropriate to both its use ancillary to the enjoyment of the main dwelling and a design which is congruent with that of the main dwelling. It would also not be visually prominent from the public realm.

As such, the proposal is considered to accord with CC7 (Design and the Public Realm), CC8 (Safeguarding amenity) and H8 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) and the Council’s Supplementary Planning Guidance “A Design Guide to House Extensions” (2003).

7.3 Safeguarding Amenity

Policy CC8: Safeguarding Amenity states that an extension to a house will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties.

To assess this, the following has been considered - would the proposal cause a significant detrimental impact to the living environment of existing or new residential properties in terms of:

- Privacy and overlooking; **NO, the design of the proposal would ensure it would not result in any new or worsened privacy or overlooking concerns**
- Access to sunlight and daylight; **NO.**
- Visual dominance and overbearing effects of a development; **NO**
- Noise and disturbance; **NO**
- Artificial lighting; **NO**
- Vibration; **NO**
- Dust and fumes; **NO**
- Smell; **NO**
- Crime and safety. **NO**

Provided the proposed annex has a condition requiring its uses remain ancillary to the enjoyment of the main dwelling without seeking planning permission to do so, the annex will likely remain non-detrimental to neighbouring amenity.

Subsequent to the above analysis, in this instance and based on the sites individual circumstances, the proposed development is deemed to accord with Policy CC8 and the overbearingness considerations of Policy H9.

7.4 Biodiversity and sustainability

Part 'b' of Policy EN12 indicates that all development sites should not result in a net loss of biodiversity or geodiversity, and should provide a net gain for biodiversity wherever possible through new tree planting, wildlife friendly landscaping and other ecological enhancements. These aims are supported by Policy H9 which states that an extension will only be acceptable where it does not result in the loss of biodiversity within gardens.

The proposal is not considered likely to result in a net loss of biodiversity or geodiversity. As such the proposal is considered to accord with the biodiversity and sustainability considerations of Policies H9 and EN12 of the local plan.

8. CONCLUSION

In light of the above assessment the proposal is considered to accord with the requirements of the development plan and is therefore recommended for approval subject conditions.

9. RECOMMENDATION

GRANT

10. CONDITIONS

1. Standard time limit (TL1)
2. Standard approved plans (AP1)
3. Materials as specified (M3)
4. Ancillary Domestic Use (PD6)