

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Kentwood

App Ref: 211511/HOU

Address: 3 Romany Lane, Tilehurst, Reading, RG30 6AP

Proposals: Replacement of car port with garage and first floor side extension

Case Officer: Tom Hughes

Applicant: Mr Nick Kolev

Date received (valid from): 13 September 2021

Target Decision date: 8 November 2021

1. INTRODUCTION

The application site comprises a two storey end of terraced property, located in a prominent position on a bend and rise in Romany Lane. The property benefits from single storey front, side and rear extensions, including a car port. A low storage area is located above the car port. The surrounding area is residential in character, comprised of properties of similar styles and design.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for the replacement of the car port with a garage and first floor side extension above. The development would be set back from the principal elevation by 1m, and would have a pitched roof, set down from the original ridgeline by 1m. A garage door and first floor window would be located to the front elevation. Materials would match those of the existing property.

The original proposal was for a lower first floor extension, with the provision of a front dormer.

The agent supplied the following, received on 13/09/21:

Drawing No: RL21-0 - Site Location and Existing Site Plan

Drawing No: RL21-1 - Site Location and Proposed Site Plan

Drawing No: RL21-4 - Existing and Proposed Ground Floor Plans

Drawing No: RL21-5 - Existing and Proposed First Floor Plans

Drawing No: RL21-2 - Existing and Proposed Front and Rear Elevations

Drawing No: RL21-3 - Existing and Proposed Side Elevations

The agent was advised on 04/11/21 of officer concerns with the proposals. There were also a number of discrepancies within the submission. The agent was invited to supply suitably amended plans to address these matters.

Subsequently the agent supplied the following, received on 11/11/21:

Drawing No: RL21-4A - Existing and Proposed Ground Floor Plans

Drawing No: RL21-5A - Existing and Proposed First Floor Plans

Drawing No: RL21-2A - Existing and Proposed Front and Rear Elevations

Drawing No: RL21-3A - Existing and Proposed Side Elevations

Drawing No: RL21-6 - Proposed Section

3. RELEVANT PLANNING HISTORY

161382/HOU - Single storey rear extension and reconstruction of porch - Permitted 20/09/16

4. CONSULTATIONS

The following addresses were consulted by letter:

331 Norcot Road, Tilehurst, Reading, RG30 6AG
333 Norcot Road, Tilehurst, Reading, RG30 6AG
5 Romany Lane, Tilehurst, Reading, RG30 6AP

Letters of representation have been received as follows:
None.

Reading Borough Transport Development Control
Raised no objections to the proposals.

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.

5. 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 (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
H9 (House Extensions and Ancillary Accommodation)
Policy TR3 - Access, Traffic and Highway-Related Matters
Policy TR5 - Car and Cycle Parking and Electric Vehicle Charging

Design Guide to House Extensions SPD (2021)

Parking Standards and Design SPD (2011)

6. APPRAISAL

H9 states: An extension to a house will be acceptable where it:

A. Respects the character of the house in terms of scale, location, materials and design;

To assess this, the following has been considered - would the proposal:

- detract from the appearance of the original building through the use of ill-matching materials and by not fitting in with the design, scale and proportions of the original building; **No, the amendment is sufficient in its design and proportion that it would not significantly detract from the original buildings appearance. A sufficient degree of subservience is achieved, and the use of matching materials will allow the development to integrate with the overall appearance of the property**

- reduce the amount of usable amenity space for the property to an unacceptable degree; **No**
- require the loss of trees in the garden or put significant trees at risk; **No**

B. Respects the character and pattern of neighbouring properties and the street as a whole in terms of scale, location, materials and design, and any important existing building line; Respects neighbour's amenities and does not present a large blank façade to public areas.

To assess this, the following has been considered - would the proposal:

- significantly reduce the amount of daylight and sunlight enjoyed by neighbouring properties; **No, the proposal is a sufficient distance from neighbouring properties and no significant light loss would occur**
- invade the privacy of neighbouring properties through overlooking from windows or balconies; **No, the proposal would not cause a greater degree of overlooking than the existing arrangement of fenestration**
- detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **No, the set back and set down of the extension aids its subservice, reducing its overall bulk. The surrounding area predominantly comprises terraced rows of housing, which limits the development potential of those properties. While the proposals would alter the character of the area, this is not considered to be to a significantly harmful degree**
- detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **No, while the proposed arrangement of fenestration has a slightly awkward appearance, this is balanced by the subservient nature of the extension. Additionally, the proposals would represent a marked improvement on the existing car port in terms of appearance. Officers find no reason to refuse the application on this basis**

CC8: Safeguarding Amenity states 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, see above**
- Access to sunlight and daylight; **No, see above**
- Visual dominance and overbearing effects of a development; **No, the proposal would be located a sufficient distance from neighbouring properties**
- Noise and disturbance; **No**
- Artificial lighting; **No**
- Vibration; **No**
- Dust and fumes; **No**
- Smell; **No**
- Crime and safety. **No**

7. 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.

8.0 RECOMMENDATION

Application Permitted