

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Park

App Ref: 201186/HOU

Address: 25 Bulmershe Road, Reading, RG1 5RH

Proposals: Replacement ground and first floor rear extensions.

Case Officer: Mr David Brett

Applicant: Mr & Mrs Deeney

Date received (valid from): 25/08/2020

Target Decision date: 20/10/2020

1. INTRODUCTION

The proposal site is a two-storey detached dwelling located on Bulmershe Road. The surrounding area is considered residential with similarly designed two storey detached and semi-detached dwellings. The proposal site is directly opposite Grade II Listed Buildings, Oaklands, and is in close proximity to South Park Conservation Area.



1. Rear of 25 Bulmershe Road. Photo provided by the agent on 18/09/2020.



2. Rear of 25 Bulmershe Road in relation to 23 Bulmershe Road. Photo provided by the agent on 18/09/2020.

A site visit for this application was not possible due to the Coronavirus lockdown. The agent supplied site photos on 18/09/2020. 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:

- Block plan (P_00_00)
- Existing location plan 25 Bulmershe Road (P_02_00)
- Existing location plan (P_02_00)
- Existing first floor, overview (P_02_01)
- Existing site elevation (P_03_00)
- Existing ground floor plan (P_01_00)
- Existing first floor plan (P_01_01)
- Existing roof plan (P_01_02)
- Existing section A (P_06_01)
- Existing Section C (section B not part of application) (P_06_02)
- Existing rear elevation (P_07_00)
- Existing NW elevation (P_07_01)

- Existing SE elevation (P_07_02)
- Proposed Site plan (P_12_00)
- Proposed site elevation (P_13_00)
- Proposed ground floor plan (P_11_00)
- Proposed first floor plan (P_11_01)
- Proposed roof plan (P_11_02)
- Proposed section A (P_16_00)
- Proposed Section C (section B not part of application) (P_16_02)
- Proposed rear elevation (P_17_00)
- Proposed NW elevation (P_17_01)
- Proposed SE elevation (P_17_01)

Received on 23/08/2020

3. RELEVANT PLANNING HISTORY

190873 - Rear extension measuring 2m and 5.9m in depth, with a maximum height of 3.4m 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Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015 - Application withdrawn on 11/07/2019.

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

23 Bulmershe Road, Reading, RG1 5RH
 27 Bulmershe Road, Reading, RG1 5RH
 18 College Road, Reading, RG6 1QB

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
 EN1 Protection and Enhancement of the Historic Environment
 EN3 Enhancement of Conservation Areas
 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 existing dwelling features a part one, part two storey rear extension. The proposed development seeks to increase the depth of the ground floor extension by 0.6m from the rear of existing rear extension. Creating a larger open plan kitchen and dining room. The depth of the existing rear elevation of the ground floor living room is proposed to be increased by 0.45m. At first floor level, the depth of the existing bathroom is to be increased by 0.1m, while the width of the bathroom is to be increased from 3.3m to 3.5m. The increases in floor spaces across the whole proposal are considered minor in scale, and to respect the character and appearance of the existing dwelling.

In terms of appearance, the proposed built form to the rear of 25 Bulmershe Road is not considered to drastically alter the character and appearance of the existing dwelling. Many design features have been carried over from the existing rear elevation, such as the pitched roof to first floor bathroom. The proposed first floor bathroom features a rooflight to the South East elevation. While the height of the proposed bathroom is increased from the existing bathroom by 0.5m, this is not considered to detrimentally impact the character and appearance of 25 Bulmershe Road to the point of refusal for this application.

The proposed demolition of the existing toilet block within the rear garden is not considered to detrimentally impact the character and appearance of the existing dwelling or the surrounding area.

Overall, the proposed extensions are considered to respect the character and appearance of the existing dwelling and the surrounding area in terms of appearance and scale. The proposed extensions are not considered to infringe any existing important building line to the rear of properties along Bulmershe Road. Materials used in the construction of the proposed extensions, including roof tiles, brickwork, doors and windows, have been specified to match the existing dwelling throughout. The proposed development expands upon the existing design features and retains the character and appearance of the existing dwelling in terms of the overall design of the rear elevation, with particular regard to the form of the pitched roof above the proposed first floor bathroom.

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 23 Bulmershe Road. While there is a slight increase in depth to the rear extension, this is not considered to have a detrimental impact on the living conditions at 23 Bulmershe Road. The proposed development is considered to allow for appropriate light levels to habitable rooms at 23 Bulmershe Road, while also not appearing visually dominant or overbearing. This is in part down to the scale and nature of the proposed works, and the separation distance of the proposed works from habitable rooms at 23 Bulmershe Road.

With regard to 27 Bulmershe Road, the proposed development is not considered likely to have a detrimental impact on the living conditions at number 27. This is due to the separation distance between the dwelling house at number 27 and the proposed works. The proposed works are not considered to drastically alter the scale and size of the existing dwellinghouse at 25 Bulmershe Road to have an impact on the visual amenity to number 27, this applies to both the dwellinghouse at number 27 and the rear garden.

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. 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 and nearby Conservation Areas

The proposal site is located within 100m of the nearby South Park Conservation Area, and is directly opposite Grade II Listed Buildings, Oaklands. 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 Listed Buildings. The proposed development is situated to the rear of the property and is considered highly unlikely to have any sort of impact on the prevailing street scene along Bulmershe Road.

The proposed development is also considered not to harm the special interest, character and architecture of the nearby South Park Conservation Area, in line with policy EN3.

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:

- Block plan (P_00_00)
- Existing location plan 25 Bulmershe Road (P_02_00)
- Proposed Site plan (P_12_00)
- Proposed site elevation (P_13_00)
- Proposed ground floor plan (P_11_00)
- Proposed first floor plan (P_11_01)
- Proposed roof plan (P_11_02)
- Proposed section A (P_16_00)
- Proposed Section C (section B not part of application) (P_16_02)
- Proposed rear elevation (P_17_00)
- Proposed NW elevation (P_17_01)
- Proposed SE elevation (P_17_01)

Received on 23/08/2020

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