

## **DELEGATED HOUSEHOLDER APPLICATION REPORT**

**Ward:** Kentwood  
**App Ref:** 200681  
**Address:** 62 Kentwood Hill, Tilehurst, Reading, RG31 6DE  
**Proposal:** Two storey side extension.  
**Case Officer:** Mr James Schofield  
**Applicant:** Mr G Waterhouse  
**Date received (valid from):** 18<sup>th</sup> of May 2020  
**Target Decision date:** 5<sup>th</sup> of August 2020 (extended from 13<sup>th</sup> of July 2020)

### **1. SITE DESCRIPTION**

Kentwood Hill is a road characterised by suburban residences on average size plots opposite woodland that forms part of the eastern end of the Tilehurst allotments site. The dwellings are a mix of semi-detached dwellings, detached dwellings and bungalows. The development site itself is a detached dwelling which is not within a Conservation Area, environmental protection area or high-risk flood zone.

### **2. PROPOSED DEVELOPMENT**

The proposed development is for a two-storey side extension.

Plans considered:

Sheet No. A1 Axiometric Drawings  
Sheet No. A2 Existing Elevations  
Sheet No. A3 Existing First & Ground Floor Plan  
Sheet No. A4 Proposed Elevations  
Sheet No. A5 Ground Floor Plan Proposed  
Sheet No. A6 First Floor Plan Proposed  
Sheet No. A7 Block Plan  
Location Plan  
As received 18<sup>th</sup> of May 2020

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Sheet No. A6 First Floor Plan Proposed  
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As received 31<sup>st</sup> of July 2020

### **3. RELEVANT PLANNING HISTORY**

None.

### **4. CONSULTATIONS**

#### **Neighbours**

All adjoining neighbours were consulted by letter and one response was received objecting to the proximity of the proposal to the boundary line with No. 64 Kentwood Hill.

## 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 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 for side extensions to an existing residential dwelling. Such domestic works are supported in principle by Policy H9 (House Extensions and Ancillary Accommodation) of the Local Plan (2019) subject to a number of criteria ensuring the effects of such extensions and alterations respect its context and are not harmful. These considerations will be examined in more detail in the following sections.

### *7.2 Character and scale*

Policy CC7 of the Local Plan states that, development must be of a high design quality that maintains and enhances the character and appearance of the area in Reading in which it is located. Policy H9 states that an extension will be acceptable where it: respects the character of the house, the pattern of neighbouring properties and building lines.

The two-storey side extension is not set back and down of the original dwelling as viewed from the streetscene, however, the design of the front elevation ensures the new side extension mirrors a similar feature on the opposite side elevation. This would result in an appearance of

book-ending which is considered to be aesthetically pleasing and respectful of the existing character of the dwelling in design terms despite a lack of design subordination.

The proposed materials throughout appear to reflect the dwelling and its wider context.

The gap between the proposed side extension and boundary was originally 399 mm which was considered to leave an unacceptable small gap between dwellings. And a neighbour objected on these terms. An amended proposal was sought and received which resulted in an increase in the gap to 1,000 mm. It is noted this is similar to the gap on the opposite side of 1,030 mm. The proposal is not deemed to demonstrate an inappropriate scale, siting, or closing of gaps between dwellings because, as discussed below, the proposal is not considered likely to cause harm.

The development is not considered to cause any harm to the character or appearance of either the dwelling or the wider area, and therefore, accords with the aims of Policy CC7 and the design considerations of Policy H9.

### *7.3 Amenity*

Policy CC8 requires development to refrain from causing a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for residents. And Policy H9 compliments these aims by indicating that acceptable development will not present an overbearing impact on neighbours or public areas.

Provided no new windows or doors are added to side elevations of the north facing elevation, there are no concerns about the proposal harming the privacy of neighbouring sites. A condition removing permitted development rights on the north elevation is considered sufficient to ensure this is the case.

The ground floor element of the side extension is deemed to avoid any concerns about detrimental impact on neighbours sunlight or overbearingness by virtue of its height.

The first-floor rear elements maintain 45-degree angles of unobstructed view from the closest first floor windows of adjacent dwellings due to observing the existing rear building line of the dwelling and number 60 Kentwood Hill. The proposal does not include any new side-flank fenestration.

The proposed development would not introduce any new views into neighbouring gardens, obstruct sunlight or introduce development which would be overbearing for neighbours. The site enjoys a large rear garden and the proposed development would leave over half the plot undeveloped. Subsequent to the above analysis, whilst constituting a large extension, 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 provided the discussed condition is included in any approval.

### *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 site does not benefit from any protected trees or identified Green Links on site. The proposal will also not harm the woodland habitat opposite it. As such, the development is considered to comply with Policy EN12 part 'b'.

## **8. CONCLUSION**

In light of the above assessment the proposal as amended is considered to accord with the requirements of the development plan. As such, the proposed development is recommended for approval subject to conditions.

## **9. RECOMMENDATION**

GRANT

## **10. CONDITIONS**

1. TL1 Standard time-limit
2. AP1 Standard approved plans
3. M1 Materials to match
4. No new side windows