

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Tilehurst

App Ref: 200182/HOU

Address: 3 Park Lane, Tilehurst, Reading, RG31 5DJ

Proposals: The addition of a single-storey glass canopy to the rear elevation of the property.

Case Officer: Mr David Brett

Applicant: Mr & Mrs Robinson

Date received (valid from): 06/02/2020

Target Decision date: 31/03/2020

1. INTRODUCTION

The proposal site is a semi-detached dwelling, located along Park Lane. The proposal site is located on a busy highway near the Tilehurst Triangle. Park Lane Primary School is nearby, along with a parade of shops, restaurants and cafes. Surrounding dwellings are largely semi-detached, with brickwork on the ground floor level, and render on the first floor. Neighbouring properties are all of a similar design, character and appearance. 3 Park Lane has a large driveway, providing off road vehicle parking for up to three cars. The number 17 bus route runs outside the front of 3 Park Lane, this is a designated red root (no stopping).

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for the addition of a single-storey glass canopy to the rear elevation of the property.

Plans considered:

- Design and Access Statement
- Site Plan - 3, Park Lane, Tilehurst, Reading, RG31 5DJ
- Block Plan - 3, Park Lane, Tilehurst, Reading, RG31 5DJ
- Existing Elevations and Plan - PL01
- Proposed Elevations and Plan - PL02
- Existing and Proposed Floor Plans - PL03

Received on 06/02/2020

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

1 Park Lane, Tilehurst, Reading, RG31 5DJ

5 Park Lane, Tilehurst, Reading, RG31 5DJ

7 Mayfair, Tilehurst, Reading, RG30 4RA

No responses have been received.

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)

CC8 Safeguarding Amenity

H9 House Extensions and Ancillary Accommodation

H10 Private and Communal Outdoor Space

SPG/SPD

Reading Borough Design Guide to House Extensions

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, locations, materials and design.*
 - The size and scale of the proposed canopy is considered appropriate in relation to the existing dwelling. The proposed canopy does not appear intrusive or overbearing to the existing property.
 - The roof of the proposed canopy is made of glass, with a built in gutter system. The frame for the proposed canopy consists of a metallic 'Chestnut Brown'. The materials selected for this proposal are considered to respect the character and appearance of the existing dwelling.

7.2 Safeguarding Amenity

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 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.*
 - This proposal is not considered to have a detrimental impact on the character and appearance of the surrounding area, as the proposed rear extension would be obscured by the front of the dwelling and side access gate.
 - Given the size and scale of this proposal, and the openness of the canopy, it is considered that there will be little to no detrimental impact to neighbouring properties in terms of character and appearance. The proposed canopy respects the existing building line to the rear of the property, and does not extend beyond the existing rear extension at 1 Park Lane.
 - The arrangement of doors and windows are not applicable to this proposal as these features are not incorporated in the design of canopy. The proposed canopy is open in nature and is not considered a habitable extension.

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 canopy does not extend beyond the neighbouring single storey extension at 1 Park Lane. As such, it is considered that this proposal will not detrimentally impact amenity at 1 Park Lane.
 - It is also considered that the proposal will not detrimentally impact the living conditions of 5 Park Lane. Again, this is due to the size, scale and setting of the proposed canopy. There is also an existing detached garage at 5 Park Lane which runs parallel along the building line to where the proposed canopy at 3 Park Lane will be situated. This existing structure at 5 Park Lane will likely obscure the canopy from view at ground floor level from 5 Park Lane.

7.3 Private and Communal Outdoor Space

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.*
 - The size, scale and nature of the proposed canopy means that this application is considered not to result in an unacceptable loss within the garden.

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 considerably larger than the usable floor space of the dwelling on the ground floor. The open design of the canopy means that the size of usable outdoor space will be retained.

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:

- Design and Access Statement
- Site Plan - 3, Park Lane, Tilehurst, Reading, RG31 5DJ
- Block Plan - 3, Park Lane, Tilehurst, Reading, RG31 5DJ
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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.

M3: Materials (As Specified)

The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and/or application forms unless otherwise agreed in writing with the Local Planning Authority.

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

IF1: Positive and Proactive Working - approval

The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.

IF5: Terms

Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

IF6: Building Control

Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

IF7: Complaints about construction

Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

IF8: Encroachment

During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at: www.communities.gov.uk/publications/planningandbuilding/partywall