

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Tilehurst

App Ref: 200224/HOU

Address: 39 Westwood Road, Tilehurst, Reading, RG31 5PL

Proposals: Demolition of garage and lean to and construction of single storey side and rear extension.

Case Officer: Mr David Brett

Applicant: Mr & Mrs Varndell

Date received (valid from): 11/02/2020

Target Decision date: 07/04/2020

1. INTRODUCTION

The proposal site is a semi-detached dwelling, located along Westwood Road, Tilehurst. The proposal site is located on a near the Tilehurst Triangle. The number 33 bus route runs along Westwood Road, with the nearest stop to the proposal site being at the corner of Westwood Road and School Road. Westwood Road comprises of mostly semi-detached dwellings with a mixture of brick and render exterior. There is little highway parking on Westwood Road due to parking restrictions relating to the bus route. Many of the houses have large driveways to accommodate at least two vehicles.

39 Westwood Road is a 4 bedroom semi-detached dwelling with a brickwork exterior with white render between the ground floor bay window and the first floor bay window, and above the first floor window forming a pitched roof. The archway forming the front of the porch consists of patterned brickwork that compliments the character and appearance of the dwelling.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for the demolition of garage and lean to and construction of single storey side and rear extension.

Plans considered:

- Site and Location Plans - 1907.100
- Existing Plans - 1907.01
- Existing Elevations - 1907.02
- Proposed Floor Plans - 1907.03
- Proposed Elevations - 1907.05
- Existing and Proposed Roof Plans - 1907.06

Received on 11/02/2020

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

15 Lambourne Close, Tilehurst, Reading, RG31 5BE - No response has been received.

37 Westwood Road, Tilehurst, Reading, RG31 5PL - No response has been received.

41 Westwood Road, Tilehurst, Reading, RG31 5PL - No response has been received.

Reading Borough Council Transport - Response received on 13/03/2020

- *As part of this proposal the garage is to be converted to provide ancillary accommodation to the main dwelling. The loss of the garage will result in the loss of a*

parking space; however there is existing provision for off road parking at the front of the property for 2 vehicles therefore Transport have no objections with 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)

CC8 Safeguarding Amenity
H9 House Extensions and Ancillary Accommodation
H10 Private and Communal Outdoor Space
TR5 Car and Cycle Parking and Electric Vehicle Charging

SPG/SPD

Reading Borough Design Guide to House Extensions
Revised Parking Standards SPD

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 materials selected in the design of the single storey rear and side extension have been selected to match the existing dwelling. Brickwork, tiles and UPVC windows have all been selected to complement the existing dwelling.
 - The proposed side extension will be visible from the highway, however, most of the driveway is obscured by a brick wall and hedge. The side extension is considered subservient to the existing dwelling. The side extension would replace the existing garage and would not extend any further forward than the existing garage. As a result, the two most notable changes to the front of the dwelling would be the change from garage door to window, and flat roof to pitched roof.
 - It should be noted that the existing utility room is not considered energy efficient or habitable space due to the age of the materials and design of the space. It is considered that this room would need to be updated (double glazing, roof upgrade, insulated walls) in order to become a habitable space. The proposals represent a change to the existing utility room that will enable this space to be habitable and more energy efficient.

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.*
 - The proposed rear and side extension respects the existing building line along Westwood Road to the front and rear of the existing dwelling.
 - The size and scale of the proposed rear and side extension means that this proposal is considered subservient and not intrusive to neighbouring properties 37 and 41 Westwood Road in terms of size and scale. The arrangement of doors and windows within the proposal is considered appropriate and will not detrimentally impact the character and appearance of neighbouring properties.

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 rear extension does not extend any further than the existing dining room. The impact of the proposed rear extension to 41 Westwood Road is considered minimal as it does not extend beyond the existing rear extension at 41 Westwood Road. This also applies to 37 Westwood Road, whereby the proposed rear extension will not extend beyond rear of the existing garage at 37 Westwood Road.
 - The proposed side and rear extensions are not considered an overdevelopment or overbearing to neighbouring properties. There is also no risk of loss of light or overlooking to 37 or 41 Westwood Road.

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 proposed side and rear extensions are considered not to result in an unacceptable loss within the garden. The proposal is to take place on an already developed section of the property.

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.

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:

- Site and Location Plans - 1907.100
- Existing Plans - 1907.01
- Existing Elevations - 1907.02
- Proposed Floor Plans - 1907.03
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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.

IF3: Highways

- i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.
- ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.

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