

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Southcote

App Ref: 191944/HOU

Address: 282 Southcote Lane, Reading, RG30 3BL

Proposals: Single storey rear extension and front porch.

Case Officer: Tom French

Date received (valid from): 9 December 2019 Target Decision date: Originally 3 February 2020, but an extension of time was agreed on 13/03/20 for the decision to be issued by 20/03/2020

PROPOSAL AND SUPPORTING INFORMATION

Plans considered

SQS201-10-101 - Existing & Proposed Ground Floor Plans

SQS201-10-103 - Proposed Elevations

SQS201-10-102 - Existing Elevations

SQS201-10-100 - Site Location Plans

As received: 09/12/2019

SQS201-10-101 Rev.B - Existing & Proposed Ground Floor Plans

SQS201-10-103 Rev.B - Proposed Elevations

SQS201-10-100 Rev.A - Site Location Plans

As received: 13/03/2020

CONSULTATIONS

The following addresses were consulted by letter.

284 Southcote Lane, Reading, RG30 3BL

280 Southcote Lane, Reading, RG30 3BL

No letters of representation have been received.

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.

Relevant Planning Policy and Guidance

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with policies in 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 current development plan is:

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

H9 (House Extensions and Ancillary Accommodation)

SPG/SPD

- A Design Guide to House Extensions SPG

Assessment

Design, impact on the host dwelling, character of the area and street scene

The proposal consists of a front porch extension and 4m deep rear extension. With respect to the front extension, porches and front extensions are an established feature along Southcote Lane with examples that are similar to the proposal at neighbouring no.284 and nearby no.286. As such, given the scale and form of the proposed extension (and the local context), it is considered that the proposed front extension would not be significantly out of character with the host dwelling or surrounding area.

The proposed rear extension would be single storey and project a maximum of 4m from the existing rear elevation of the host dwelling. As such it would accord with the Supplementary Planning Guidance - A Design Guide to House Extensions (2003) and would respect the character of the host dwelling and surrounding area in terms of scale.

The proposed rear extension would project 1.5m beyond the existing side elevation of the host dwelling. Whilst this would appear somewhat unusual, a significant gap to the boundary would be retained and the extension would be set back from the road by approximately 16m. As such, it would not form a prominent feature in the street scene and would not appear unduly cramped.

The proposal would have a hipped tiled roof and would be finished with materials to match the existing. As such it is considered to integrate satisfactorily with the character of the host dwelling and visual amenity of the wider surrounding area.

The host dwelling would retain sufficient amenity space to the rear elevation, which is considered adequate for a dwelling of this size and relative to the character of amenity spaces to surrounding dwellings.

The proposal would accord with Policies CC7, H9 and H10.

Impact on neighbouring amenity

The neighbouring properties potentially most affected by the proposed development are the adjoining neighbour 280 Southcote Lane and 284 Southcote Lane to the west of the application property.

The proposed porch/front extension is of relatively modest in scale and sited away from the neighbouring properties. As such, there would not be a significant detrimental impact to neighbouring amenity.

With respect to no.280, the proposed rear extension would be single storey and project a modest 1.5m beyond the existing rear extension at no.280. In addition, the roof would be hipped away from the common boundary to minimise the impact and the proposal would not breach a 45 degree line taken from the centre of the nearest habitable windows at the rear of no.280 (in this case the glazed doors). As such, there would not be any undue adverse

effects upon the living environment of the occupiers of no.280 in terms of loss of light or overbear. Further, the proposal would be single storey with no east facing side windows. As such, there would not be a detrimental impact in terms of privacy or overlooking.

The existing detached garage at no.284 would be between the proposed rear extension and the habitable rooms at no.284. This, combined with the large set off the boundary, would mean that there would not be any significant adverse impact upon the amenity of no.284.

The proposal accords with Policy CC8.

Other Issues

The proposal would not be liable for the Community Infrastructure Levy.

RECOMMENDATION:

Grant

During the course of the application the depth of the rear extension has been reduced to 4m, which is generally considered appropriate in the Council's Supplementary Planning Guidance "A Design Guide to House Extensions" (2003). Given the existing neighbouring context (No 280 already has a rear addition, albeit that proposed would extend marginally - but not harmfully - beyond it, and No. 284 includes a garage on the boundary, which the proposed extension set off it), together with the proposed design (sloping roofs away from the neighbouring properties and materials to match), the rear extension is considered to be appropriate in design and amenity terms. The proposed front porch is modest in scale and nature, is set away from both neighbouring boundaries and other nearby properties incorporate a variety of porch additions, meaning that proposed is not considered to be out of character.

More specifically, the development is not harmful to the character or appearance of the site or its surroundings and does not have a detrimental impact on the original building or neighbouring properties. As such the proposal is considered to be in accordance with CC7 (Design and the Public Realm), CC8 (Safeguarding amenity) and H8 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) and the Council's Supplementary Planning Guidance "A Design Guide to House Extensions" (2003).