

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Kentwood

App Ref: 200095/HOU

Address: 68 Bramshaw Road, Tilehurst, Reading, RG30 6AS

Proposals: Side ground floor extension

Case Officer: Mr David Brett

Applicant: Mr Steve Owen

Date received (valid from): 21/01/2020

Target Decision date: 17/03/2020

1. INTRODUCTION

The proposal site is a 3 bedroom end terrace dwelling, located on Bramshaw Road in Tilehurst. 68 Bramshaw Road is situated at the top of a hill, adjacent to 66 Bramshaw Road, which is a corner property between Lyndhurst Road and Bramshaw Road. This gives the site area a wide front garden, with a progressively narrow back garden. As there isn't any provision for on site parking for a majority of the properties on Bramshaw Road, there is a significant amount of parking on the highway. There are no parking restrictions or enforcement in place, such as parking permits.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a single storey rear extension.

Plans considered:

- Existing Plans & Elevations - 01
- Proposed Plans & Elevations - 02

Received on 21/01/2020

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

66 Bramshaw Road, Tilehurst, Reading, RG30 6AS
70 Bramshaw Road, Tilehurst, Reading, RG30 6AS
8 Wimbourne Gardens, Tilehurst, Reading, RG30 6UJ
Reading Borough Council, Transport

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

TR3 Access, Traffic and Highway-Related Matters

TR5 Car and Cycle Parking and Electric Vehicle Charging

SPG/SPD

Reading Borough Design Guide to House Extensions

Reading Borough Revised Parking Standards and Design

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.*
 - Regarding materials and the design of the proposals; the application states that the materials selected for the side extension are to match the existing dwelling. This is desirable in order to maintain the character and appearance of the dwelling.
 - The size and scale of the proposal is also considered acceptable given the size of the existing dwelling.
 - The proposed extension is physically capable of being subdivided from the main dwelling by infilling one internal door - therefore conditions are required to ensure the proposal remains ancillary to the main dwelling; and any further opening to require permission.

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 does not present an overbearing impact on neighbours or a large blank façade to public areas. This proposal is not considered to have a detrimental impact on the character and appearance of the surrounding area.

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 wide angle of the site area from the rear of the property to the front results in the distance between 68 and 70 Bramshaw Road being significantly wider than other properties on Bramshaw Road. The closest distance between the two dwellings 68 and 70 Bramshaw Road is 8.17m. The proposed single storey side extension extends 4m from the existing dwelling, So the loss of distance between the 68 and 70 Bramshaw Road is less than half.
- 70 Bramshaw Road is on a slightly higher plane than 68 Bramshaw Road. coupled with the angle of the boundary between the two properties, it is considered highly unlikely that the single storey side extension will detrimentally impact the living conditions of 70 Bramshaw Road.
- The proposed single storey side extension is not considered to be detrimentally impactful to 66 Bramshaw Road in terms of loss amenity. This is due to the size, scale and location of the proposal in relation to 66 Bramshaw 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 extension (24m²) would represent a parking space (gravel surface) on an already developed part of the property. The combined area of the existing dwelling (43m²) and the proposed rear extension would still represent less than half of the overall site area (measurements taken from the following plan: Proposed Plans & Elevations - 02). This means that there would be acceptable private outdoor space for 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 larger than the usable floor space of the dwelling on the ground floor.

7.4 Residential Parking Provision

The proposal for a side extension will result in the loss of an on-site parking space. Upon visiting the site on Thursday 20th January at 12pm, there was a high level of on street parking. The proposal site falls within zone 3 of the Reading Borough Revised Parking Standards and Design SPD. As a result, the 2 bedroom dwelling is required to provide 2 on site car parking spaces. The application form has specified that the drive is to be developed to accommodate two on site vehicle parking spaces, maintaining the required standard. This is demonstrated on the proposed block plan (drawing 02), with the spaces being 5m x 2.5m.

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:

- Existing Plans & Elevations - 01
- Proposed Plans & Elevations - 02

Received on 21/01/2020

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.

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.

DC1: Vehicle Parking (As Specified)

The dwelling(s)/building(s) hereby permitted shall not be occupied until all vehicle parking space(s) have been provided in accordance with the plans hereby approved. The space(s) shall be kept available for parking at all times thereafter.

REASON: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

PD2: No New Openings

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) no windows/doors/dormers/openings, other than those shown on the approved plans shall at any time be placed in any elevation of the building/extension hereby permitted without the grant of a separate planning permission from the Local Planning Authority.

REASON: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

PD6 ANCILLARY DOMESTIC USE

The extension/building (delete as appropriate) hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling known as 68 Bramshaw Road, Tilehurst, Reading, RG30 6AS.

REASON: To accord with the terms of the application, and to ensure that separate occupation of the extension/building would not detract from the amenities or living conditions of neighbouring residential properties (or the character of the locality) in accordance with Policy 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