

## **DELEGATED HOUSEHOLDER APPLICATION REPORT**

**Ward:** Tilehurst

**App Ref:** 200235/HOU

**Address:** 11 Woodland Drive, Tilehurst, Reading, RG30 4RT

**Proposals:** Single storey rear extension.

**Case Officer:** James Schofield

**Date received (valid from):** 13 February 2020      **Target Decision date:** 9 April 2020

### **1. SITE DESCRIPTION**

11 Woodland Drive is a semi-detached dwelling. The dwelling currently has a conservatory at an approximate depth of 2.8 metres. The site does not benefit from listed status, conservation area protection or having protected trees on the site.

### **2. PROPOSED DEVELOPMENT**

The proposed development is for a ground-floor rear extension to replace the existing conservatory. The extension dimensions are a depth of 4 metres for the entire width of the dwelling. Plans considered:

Drawing No: PBC/2437/1 Proposed Plans/Elevations

Drawing No: PBC/2437/2 Existing Plans/Elevations

Drawing No: PBC/2437/3 Block Plan

Location Plan

As received 14 February 2020

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

None relevant.

### **4. CONSULTATIONS**

#### **Neighbours**

All adjoining neighbours were consulted and no responses were received.

### **6. LEGAL AND PLANNING POLICY CONTEXT**

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.

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)

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 a ground floor rear extension 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 rear extension element would be broadly similar to the existing conservatory in terms of scale and siting, extending a further 1.2 metres into the garden matching the depth of a similar extension to the attached neighbouring dwelling.

Materials, fenestration and roof type are acceptable.

Over half the garden would remain undeveloped.

As such, 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 Councils Supplementary Planning Guidance “A Design Guide to House Extensions” (2003).

### *7.3 Amenity*

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

The ground floor rear extension is deemed to avoid any concerns about detrimental impact on the privacy, sunlight or overbearingness on neighbouring dwellings by virtue of single-storey height.

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, 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.

#### **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. The proposal is not considered likely to result in a net loss of biodiversity or geodiversity. As such the proposal is considered to accord with the biodiversity and sustainability considerations of Policies H9 and EN12 of the local plan.

### **8. CONCLUSION**

In light of the above assessment the proposal 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. M3 Materials as specified