

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Tilehurst
App Ref: 200380
Address: 97 Park Lane, Tilehurst, Reading, RG31 4DR
Proposal: Single storey front and rear extensions, first storey side and rear extension together with internal alternations.
Case Officer: Mr James Schofield
Applicant: Mr A Avdiu
Date received (valid from): 7 March 2020
Target Decision date: 2 May 2020

1. SITE DESCRIPTION

The 97 Park Lane is a mid-twentieth century an end-of-terrace dwelling. It and other dwellings within the immediate context are characterised by large bays in the front elevation. The site is not within a conservation area and does not benefit from any trees with Tree Protection Orders.

2. PROPOSED DEVELOPMENT

The application seeks permission for a 6-metre single-storey rear extension, two-storey side/rear extension and single-storey front extension. Plans considered:

Drawing No. 04220-01 Existing Ground Floor Plan
Drawing No. 04220-02 Existing First Floor Plan
Drawing No. 04220-03 Existing Roof Plan
Drawing No. 04220-04 Existing Elevations
Drawing No. 04220-05 Proposed Ground Floor Plan
Drawing No. 04220-06 Proposed First Floor Plan
Drawing No. 04220-07 Proposed Roof Plan
Drawing No. 04220-08 Proposed Elevations
Drawing No. 04220-09 Proposed Location and Block Plan
As received 10 March 2020

Drawing No. 04220-05A Proposed Ground Floor Plan
Drawing No. 04220-06A Proposed First Floor Plan
Drawing No. 04220-07A Proposed Roof Plan
Drawing No. 04220-08A Proposed Elevations
As received 30 April 2020

3. RELEVANT PLANNING HISTORY

None relevant.

4. CONSULTATIONS

Neighbours

A site notice was displayed and all adjoining neighbours were consulted by letter and one objection was received from 95 Park Lane, the adjacent neighbour within the terrace directly north of the proposed site, which opposed the application if it were to block light into their dining/living room area to the front. The objection noted that due to the library being closed in the 2020 COVID-19

pandemic that they were unable to view plans. The objection was hand-written. It is considered likely the potential objector was prevented from fully considering the proposed development due to a lack of satisfactory personal internet access and the closure of public support resulting from public health closures. However, the comments received were sufficiently detailed to allow for the consideration of their concerns regarding loss of light in section 7.3 *Amenity*.

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 Planning Policy

National Planning Policy Framework (2019)

National Planning Practice Guidance

Reading Borough Local Plan (adopted 2019)

CC7: Design and the Public Realm

CC8: Safeguarding Amenity

EN12: Biodiversity and the Green Network

EN18: Flooding and Sustainable Drainage Systems

H9: House Extensions and Ancillary Accommodation

TR3: Access, Traffic and Highway-related Matters

SPG/SPD

A Design Guide to House Extensions SPG

7. APPRAISAL

7.1 Principle of development

Residential alterations including the construction of extensions are supported in principle by Policy H9 (House Extensions and Ancillary Accommodation) of the Local Plan (2019) subject to 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 proposed single-storey side/rear extension matches the depth of the adjacent attached dwelling. The proposed first floor side/rear extension does not extend beyond adjacent dwellings at the first floor to the rear. The scale of the extension, while very large and close to the upper limits of what might be acceptable for the site, is not considered to result in a harmful disproportionate increase in the scale of the dwelling.

The proposed front elevation remains set back and down from the main dwelling and maintains the prominence of the bay. The proposed roof types are considered to respect the character of the existing dwelling and the wider context; employing hipped and mono-pitch types facing the streetscene. The use of a gable on the rear projection is a positive contribution that reinforces the character of the main dwelling.

There are no concerns resulting from this application about any subsequent detrimental impact upon the character of the main dwelling or the wider context. As such, the proposal accords with the aims of Policy CC7 and the design considerations of Policy H9.

7.3 Amenity

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

The rear two storey extension, by virtue of sympathetic siting and scale, avoids compromising access to sunlight or privacy for adjacent buildings; particularly number 95 Park Lane to the north of the site. This is due to making use of the easterly aspect and avoiding the inclusion of windows in the first-floor northern elevation. The first-floor elements of the side and rear extension do not extend beyond those of number 99 Park Lane.

The ground floor side/rear extensions are deemed to avoid any concerns about detrimental impact on neighbour's privacy, sunlight or overbearingness by virtue of siting and design; with no new views into adjacent neighbour's private outdoor amenity space being introduced. The site would leave over half the plot undeveloped.

Subsequent to the above analysis, in this instance and based on the site's individual circumstances, the proposed development is deemed to accord with Policy CC8 and the overbearingness considerations of Policy H9 if the discussed conditions are included with any permission granted.

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.

7.5 *Parking and Hard-surfacing*

Policies TR3 and TR5 indicate proposed development will accord with the most up-to-date objectives of the Local Transport Plan, comply with the adopted standards of the Transport Authority, refraining from having a material detrimental impact on the function of the transport network and promoting sustainable transport.

The proposed parking plan includes two spaces which complies with the parking maximum of two parking spaces as identified by the parking standards of the adopted parking strategy. However, it is considered prudent to include a condition requiring the retention of the existing parking plan and the removal of permitted development rights for hard standing forward of the dwelling in order to ensure that the enlarged dwelling does not seek to establish additional parking above and beyond the parking space maximum outlined in the transport strategy without first seeking planning permission. These conditions would help to ensure that any future changes to the parking plan can properly consider the continued safe operation of the transport network and the goals of the Boroughs as transport strategy as per the requirements of Policies TR1 and TR3 of the Local Plan (2019).

These conditions, combined with one requiring the approval of materials to be used in the parking plan (ensuring the use of permeable surfaces), will help to avoid the future complete loss of front gardens and permeable land capable of storing water and reducing surface water runoff from the site, as per the goals of Policy EN18 of the Local Plan (2019).

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. M2 Materials to be approved (parking surfacing to be permeable & bricks in side extension to match those existing)
4. Future Parking Plan Changes require planning permission
5. Hardstanding PD rights forward of the house removed