

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Southcote
App Ref: 191475
Address: 27 Silchester Road, Reading, RG30 3EJ
Proposal: Proposed side / rear two storey and rear single storey extension and front drive with drop kerb.
Case Officer: Mr James Schofield
Applicant: Mr & Mrs Philip Collins
Date received (valid from): 10 September 2019
Target Decision date: 14 November 2019

1. SITE DESCRIPTION

The development site is a semi-detached residential dwelling located on the northern side of Silchester Road. There are three pairs of semi-detached residential dwelling on this stretch of Silchester Road, and with the exception of this pair, all have significantly modified front elevations.

2. PROPOSED DEVELOPMENT

The proposed development is for a two storey side and rear extension and single storey rear extension.

Plans considered

Drawing No. OAS/19/1788/1 Rev A. Existing Layout

Drawing No. OAS/19/1788/2 Rev A. Existing Elevations

Drawing No. OAS/19/1788/3 Rev A. Proposed Layout

Drawing No. OAS/19/1788/4 Rev A. Proposed Elevations

Drawing No. OAS/19/1788/5 Rev A. Location Plan

Drawing No. OAS/19/1788/6 Rev A. Block Plan

As received 10 September 2019

Drawing No. OAS/19/1788/4 Rev C. Proposed Elevations

As received 5 November 2019

Drawing No. OAS/19/1788/6 Rev 0. Block Plan

As received 16 November 2019

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

Neighbours

All adjoining neighbours were consulted by letter and no responses were received.

Transport

The transport officer noted the front extension appeared to reduce off-street parking provision and did not provide information on visibility splays or permeability of paving. As such revised plans including this information were sought and subsequently received which addressed these concerns adequately.

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

H9: House Extensions and Ancillary Accommodation

EN12: Biodiversity and the Green Network

TR3: Access, Traffic and Highway-Related Matters

SPG/SPD

A Design Guide to House Extensions SPG

7. APPRAISAL

7.1 Principle of development

The application seeks permission for front and rear extensions 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 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.

Consultation with the agent resulted in amended plans which set the side and rear extension back and down of the original dwelling to ensure it remains visually subordinate. The other semi-detached dwellings of this type on Silchester Road have been altered, as such; there is no relevant pattern of neighbouring properties to respect. The proposed porch is of a modest depth and sympathetically designed. The proposed materials throughout appear to adequately respect the dwelling and its wider context. The proposed development does not exceed the design guidelines and is not deemed to demonstrate inappropriate scale or siting. Consequently, the development is not considered to cause any harm to the character or appearance of either the dwelling or the wider area, and therefore, 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 proposed development benefits from a relatively large gap between itself and 29 Silchester Road ensuring it is not overbearing. The proposed northeast elevation does not include any windows which eliminates concerns related to overlooking. Consequently the development accords with Policy CC8 and overbearing concerns 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. However a very modest observable contribution to the biodiversity of the Borough was observed in the form of various bushes and an apparently young tree which would need to be removed. As such, the development is considered to accord with the biodiversity considerations of Policy H9. The development is not considered to comply with the aspirations of Policy EN12 part 'b' as it does not seek to provide a net gain for biodiversity despite capacity to do so. However, this alone is not considered sufficient to warrant withholding planning permission for this application.

7.5 Highway safety

Policy TR3 indicates 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 and refrain from having a material detrimental impact on the function of the transport network.

A request for amended plans showing the parking arrangements and visibility splays was requested as per the transport officer's request and subsequently provided. It is considered that the amended plans address these concerns sufficiently well, and as such, the proposed development is considered to accord with Policy TR3 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. AP1 Standard approved plans
2. M1 Materials to match

APPENDIX

Site Photos

Photographs taken in the course of a site visit conducted on the 8th of November 2019.



