

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Kentwood

App Ref: 191612/HOU

Address: 4 Dartington Close, Tilehurst, Reading, RG30 6DG

Proposals: Two storey rear extension and garage conversion

Case Officer: Tom French

Date received (valid from): 6 October 2019 Target Decision date: 1 December 2019

PROPOSAL AND SUPPORTING INFORMATION

Plans considered

23919-01 - Existing Ground Floor Plan

23919-02 - Existing First Floor Plan

23919-03 - Existing Elevations

23919-04 - Proposed Ground Floor Plan

23919-05 - Proposed First Floor Plan

23919-06 - Proposed Elevations

23919-07 - Block and Location Plan

As received: 06/10/2019

23919-06 - Proposed Elevations

As received: 12/11/2019

CONSULTATIONS

The following addresses were consulted by letter.

5 Dartington Close, Tilehurst, Reading, Berkshire, RG30 6DG

3 Dartington Close, Tilehurst, Reading, Berkshire, RG30 6DG

6 Dartington Close, Tilehurst, Reading, RG30 6DG

20 Holkham Close, Tilehurst, Reading

19 Holkham Close, Tilehurst, Reading, RG30 6BZ

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)

H10 (Private and communal outdoor space)
TR5 (Car and cycle parking and electric vehicle charging)

SPG/SPD

- A Design Guide to House Extensions SPG

Assessment

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

The application property is set back from the street scene along Dartington Close and with the proposed extension being to the rear of the property, it would not be visible from the street scene along Dartington Close. It is also proposed to infill the existing garage door to the front of the application property. This would be visible from the street scene along Dartington Close, however the garage door is not considered to be a feature of significant character to the street scene and as such the proposal would not be significantly harmful to the street scene.

However, as the proposed extension would be at first floor level, it would be visible from the parking/garage area to the west of the site on Holkam Close. It would also be visible from the grass area to the rear (north) of the property. The proposed extension would not exceed the 'footprint' of the existing single storey rear extension and given the context of the scale of the host dwelling, surrounding built form and existing rear extension; the proposed extension would not appear significantly out of character with the host dwelling or surrounding area.

A pitched roof is proposed to match the existing main roof and it is proposed that the extension would be finished with materials to match the existing. As such it is considered to integrate satisfactorily with the visual amenity of the host dwelling and character of the 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 property potentially most affected by the proposed development is 5 Dartington Close located to the east of the application site.

The first floor rear extension would be sited above the existing single storey rear extension. As such, the existing attached garage would be between the proposed first floor extension and common boundary with no.5. This results in a separation distance of 2.6m between the proposed first floor extension and the boundary. The attached garage abuts the common boundary and it is proposed to replace the mono-pitch roof with a flat roof 2.7m high. It is considered that given the modest increase in height of the existing garage and 2.6m separation from the boundary of the first floor extension; the proposal would not be significantly detrimental to the living environment of the occupiers of no.5 in terms of loss of light or overbearing effects.

One additional first floor west side facing window is proposed. As this would serve a W/C it is considered reasonable to include a condition requiring that it be obscure glazed and non-opening. An additional first floor east side window is also proposed. This would be located to the side elevation of no.5 and therefore would not unduly increase views across the private

amenity space of no.5. Further, as existing there is an existing first floor side facing bedroom window, it is considered that the addition of another would not significantly alter the relationship between the application property and no.5.

Subject to a condition preventing the addition of first floor side facing windows without the grant of a separate planning permission, the proposal would not have a significantly detrimental impact upon neighbouring amenity in terms of overlooking or loss of privacy.

No other neighbouring or nearby property is likely to be significantly adversely impacted by the proposed development.

Subject to condition, the proposal accords with Policy CC8.

Other Issues

Community Infrastructure Levy

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

Transport

Further to the consultation response from the RBC Transport Development Control team, whilst the proposal would include the loss of one parking space (the existing attached garage), two parking spaces would still be provided on the driveway to the front of the application property. This is in line with the councils standards and therefore is considered acceptable.

RECOMMENDATION:

Grant

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).