

## DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Whitley

App Ref: 190367/HOU

Address: 30 Hartland Road

Proposals: Part Two Storey Side/Rear and Part Single Storey Rear Extension

Case Officer: Mr James Overall

Applicant: Mr Murad Ali

Date received (valid from): 4 March 2019

Target Decision date: 29 April 2019

Extension of Time: 17 May 2019

### 1. SITE DESCRIPTION & SURROUNDING AREA

The proposal relates to an end terrace property located on the southern side of Hartland Road in a wholly residential area.

### 2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for the erection of a part two storey, part single storey side/rear extension as well as a front extension. The proposed extension involves the creation of an additional bedroom, the provision of two en-suite bathrooms for two of the bedrooms, the creation of an upstairs bathroom rather than a shower room, the creation of a utility room, reception room, dining room and downstairs toilet.

The proposed extension will have an eaves height the same as the host dwelling, and the two storey element will be set back from the front elevation (by 1m), and the ridge set down from that of the host dwelling (by 0.4m).

The extension will protrude 2.42 metres to the side, and the front porch extension will protrude 1.15 metres towards to the road. This element will have a width of 3.6 metres, and a height of 3.28 metres (eaves at 2.56 metres). A small single storey element at the front of the two storey addition will run flush with the existing front elevation of the host dwelling. This will have a maximum height of 3.22 metres, and an eaves height to match that of the proposed porch.

The proposed extension will be visible from the front of the property.

The extension proposes one side facing window, which is directed towards No.32 Hartland Road. This will serve a bathroom, and the different colour to the other windows indicates it is likely to be obscured glazing.

The proposed materials will match the existing property.

Plans considered:

| Plan Type             | Description | Drawing Number   | Received |
|-----------------------|-------------|------------------|----------|
| Location & Block Plan | Proposed    | PL/A440/05       | 5 Mar-19 |
| Floor Plans           | Existing    | PL/A440/01       | 5 Mar-19 |
| Floor Plans           | Proposed    | PL/A440/03 Rev A | 5 Jun-19 |
| Elevations            | Existing    | PL/A440/02       | 5 Mar-19 |
| Elevations            | Proposed    | PL/A440/04 Rev A | 5 Jun-19 |

### 3. RELEVANT PLANNING HISTORY

None relevant.

### 4. CONSULTATIONS

#### 4.1 The following addresses were consulted by letter:

28 Hartland Road  
32 Hartland Road  
18 Alphington Road  
20 Alphington Road

#### 4.2 No letters of representation were received.

#### 4.3 Internal Consultations

None.

### ***Equality Act***

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.

### 5. 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 Development Framework Core Strategy (2008)**

CS7 (Design and the Public Realm)

#### **Sites and Detailed Policies Document (2012)**

DM4 (Safeguarding Amenity)  
DM9 (House Extensions and Ancillary Accommodation)

#### **SPG/SPD**

- A Design Guide to House Extensions SPG

## 6. APPRAISAL

DM9 states: An extension to a house will be acceptable where it:

A. Respects the character of the house in terms of scale, location, materials and design;

To assess this, the following has been considered - would the proposal:

- detract from the appearance of the original building through the use of ill-matching materials and by not fitting in with the design, scale and proportions of the original building; NO - the proposed extensions are considered to be subservient, and will not dominate the host property. The materials will match those of the existing dwelling.
- reduce the amount of usable amenity space for the property to an unacceptable degree; NO
- require the loss of trees in the garden or put significant trees at risk; NO

B. Respects the character and pattern of neighbouring properties and the street as a whole in terms of scale, location, materials and design, and any important existing building line; Respects neighbour's amenities and does not present a large blank façade to public areas.

To assess this, the following has been considered - would the proposal:

- significantly reduce the amount of daylight and sunlight enjoyed by neighbouring properties; NO - the two storey element of the property has been made subservient, and measures have been taken to ensure that there will be no detrimental impact in regards to overshadowing.
- invade the privacy of neighbouring properties through overlooking from windows or balconies; NO - a condition will be put on to ensure the side facing bathroom window is obscured glazing.
- detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; NO - the proposed extensions are considered to be subservient, and will not dominate the host property or the street scene. The proposal will not result in excessive bulk, and the materials will match those of the existing dwellinghouse.
- detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; NO

DM4: Safeguarding Amenity states an extension to a house will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties. This has been assessed and it is considered the proposal would not cause a significant detrimental impact to the living environment of any existing or new occupiers or neighbours.

## 7. CONCLUSION

The proposed development would not be harmful to the character or appearance of the site or its surroundings and would not have a detrimental impact on the appearance of the original building or neighbouring properties or amenity. As such the proposed works are considered to be in accordance with the above relevant policies and permission can be granted.

## 8.0 RECOMMENDATION

Application Permitted subject to conditions and informatives