

## **DELEGATED HOUSEHOLDER APPLICATION REPORT**

**Ward:** Southcote

**App Ref:** 190997/HOU

**Address:** 3 Underwood Road, Reading, RG30 3LY

**Proposals:** Single storey detached outbuilding in rear garden.

**Case Officer:** Tom French

**Date received (valid from):** 21 June 2019      **Target Decision date:** 16 August 2019

### **PROPOSAL AND SUPPORTING INFORMATION**

Householder planning permission is sought to demolish the existing shed to the rear of the application property and erect a new single storey outbuilding.

Plans considered

Drawing Number:

UR.MP01 - Proposed Plan & Elevation

As received: 21/06/2019

### **CONSULTATIONS**

The following addresses were consulted by letter.

1 Underwood Road, Reading, RG30 3LY

2 Lea Close, Reading, RG30 3NB

5 Underwood Road, Reading, RG30 3LY

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'

### **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

### **Assessment**

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

As the proposed development would be to the rear of the property the proposal would not be visible from the street scene along Underwood Close. Given the extent of the existing outbuilding, that is to be demolished (as shown on the plans to have been demolished), the scale of the host dwelling and the mass and bulk of the outbuilding to surrounding properties, it is considered that the proposal would not be significantly out of character with the host dwelling or surrounding area in terms of scale or massing. The proposed outbuilding would be set off the boundary with no.5 by 1.5m, with no.1 by 1.4m and with 2 Lea Close by 1m. As such the proposal would retain sufficient spaciousness to boundaries and would not appear unduly cramped. When considering the existing context with the existing outbuilding abutting the common boundary with no.5, it is considered that the proposal represents an improvement to the existing situation in this regard.

The proposed outbuilding would have a width of 6.5m and depth of 3.5m (for comparison the existing outbuilding has a width of 8m and depth of 2.7m) which is considered reasonable in this location given the context of the existing outbuilding and surrounding outbuildings. The proposed outbuilding would have a pitched roof with brown concrete tiles. The walls would be finished with a wood cladding which is considered respect the 'shed like' character of the proposal. As such the proposed development is considered to integrate satisfactorily with the character of the host dwelling and visual amenity 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 CS7, DM9 and DM10.

### Impact on neighbouring amenity

The neighbouring properties potentially affected by the proposed development are 1 Underwood Road, 5 Underwood Road and 2 Lea Close; located to the east, west and south respectively.

With respect to no.s 1 & 5, the proposed outbuilding would be single storey, set off the common boundary by at least 1.4m and located to the rear of the application site. As such it would not have a significant detrimental impact in terms of loss of light or overbearing. It is noted that as the proposal includes the demolition of the existing outbuilding it represents an improvement in terms of the relationship between the built form at the application site and no.5. As the proposed outbuilding would be single storey with no side facing windows and would be used as a summerhouse/storage rather than as a habitable room, it would not unduly impact upon the living environment of the neighbouring properties in terms of privacy or overlooking.

With regards to 2 Lea Close, the proposal would be single storey, set off the common boundary by 1m and the existing outbuilding at no.2 is located between the proposal and the main house. As such there would not be any significant detrimental impact to the living environment of the occupiers of no.2.

The proposal accords with Policy DM4.

### Other Issues

#### Community Infrastructure Levy

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

#### Use

Given the nature of the proposal it is considered necessary to include a condition requiring that outbuilding remain in a use that is ancillary to the host dwelling (rather than becoming a separate dwelling for example).

### **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 CS7 (Design and the Public Realm) of the Reading Borough Local Development Framework Core Strategy (2008), DM4 (Safeguarding amenity) and DM9: (House Extensions and Ancillary Accommodation) of the Sites and Detailed Policies Document (2012) and the Councils Supplementary Planning Guidance “A Design Guide to House Extensions” (2003).

### **CONDITIONS**

1. Time Limit
2. Materials
3. Approved Plans
4. Ancillary