

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Tilehurst

App Ref: 190921/HOU

Address: 1 Hazelwood Close, Tilehurst, Reading, RG31 5NX

Proposals: 2-Storey side extension, single storey front and rear extensions.

Case Officer: Tom French

Date received (valid from): 12 June 2019

Target Decision date: Originally 7 August 2019; EOT agreed until 16 August 2019

PROPOSAL AND SUPPORTING INFORMATION

Householder planning permission is sought for a single storey front extension, a first floor side extension (over the remodelled/extended ground floor garage) and a single storey rear extension.

Plans considered

Drawing number:

- FD/354/619 Rev. A - Existing
- FD/354/619 Rev. B - Proposed
- FD/354/619 Rev. C - Section
- Block and Location Plan
- Construction Note

As received: 10/06/2019

CONSULTATIONS

The following addresses were consulted by letter.

38 Elmstone Drive, Tilehurst, Reading, Berkshire, RG31 5NU
48 Elmstone Drive, Tilehurst, Reading, Berkshire, RG31 5NY
50 Elmstone Drive, Tilehurst, Reading, Berkshire, RG31 5NY
40 Elmstone Drive, Tilehurst, Reading, Berks, RG31 5NY
52 Elmstone Drive, Tilehurst, Reading
2 Hazelwood Close, Tilehurst, Reading, RG31 5NX
44 Elmstone Drive, Tilehurst, Reading, RG31 5NU
42 Elmstone Drive, Tilehurst, Reading, RG31 5NU
54 Elmstone Drive, Tilehurst, Reading, RG31 5NY
36 Elmstone Drive, Tilehurst, Reading, RG31 5NU

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)

DM10 (Private and Communal Outdoor Space)

SPG/SPD

- A Design Guide to House Extensions SPG

Assessment

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

The proposed development would be to the front, side and rear of the application property and as such would be visible from the street scene along Hazelwood Close. It is considered that given the scale and massing of the existing house (including attached garage) that the proposal would not be significantly out of character with the host dwelling or surrounding area in terms of location, scale or massing.

To the front the extension would project a relatively modest 0.9m from the existing front elevation. The front element would have a mono-pitched roof with a pitch to match that of the main roof. It is considered that the proposed front extension respects the character of the host dwelling and wider street scene in terms of scale, location, materials and design.

The proposed side extension would be sited at first floor level above the existing garage. The proposal would be set back from the existing front elevation by 0.6m and set down from the ridgeline of the main house by 0.2m. The result is an extension that appears subservient to and in proportion with the host dwelling. As the proposed first floor side extension would be located above the existing garage and given that the application site is at the end of the crescent of semi-detached pairs that form Hazelwood Close, the proposal would not result in a significant loss of gapping or be to the detriment of the character of the surrounding area.

A single store rear extension is proposed that would project 3.7m from the existing rear elevation with a lean-to style roof that has an eaves height of 2.3m and a maximum height of 3.7m. This would be to the rear of the application property and as such would not be visible from the street scene along Hazelwood Close. Rear extensions are a common feature along Hazelwood Close and the surrounding area with examples of both single storey and two storey extensions in the vicinity. The proposed rear extension would project 3.7m from the existing rear elevation of the application property, less than the 4m noted as normally acceptable in the SPG - A Design Guide to House Extensions (2003), and as is considered respect the character of the host dwelling and surrounding area in terms of location, scale, design and materials.

The extension would respect the character of the existing dwelling in terms of bulk and scale, and with materials to match existing and flat roof 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 the adjoining neighbour 2 Hazelwood Close and 38 & 40 Elmstone Drive located to the east of the application property.

With regards to no.2, the proposed side extension would be to the east of the application property and as such would not impact upon the amenity of no.2. The front extension would be single storey and project a modest 0.9m beyond the existing front elevation of no.2 with no side facing windows. As such it is not considered to have a significant detrimental impact upon the living environment of the occupiers of no.2 in terms of loss of light, overbearing, overlooking or privacy.

The rear extension proposed would be single storey and would not project beyond the existing rear extension at no.2. As such it would not have any undue adverse effects in terms of loss of light or overbearing. Further, no additional west facing windows are proposed and so it is considered that there would not be any significant detrimental impacts in terms of overlooking or privacy.

With relation to no.38 & 40, the proposed front and rear extension would be single storey and, due to the orientation of Elmstone Drive relative to Hazelwood Close, a separation distance of approximately 12m would be retained between the proposed development and any habitable rooms. Whilst the proposed side extension would be at first floor level, the substantial separation distance (noted above) is considered sufficient to mitigate and potential adverse impacts on neighbouring amenity in terms of loss of light or overbearing effects. Two first floor east facing side windows are proposed. These are marked as obscure glazed on the submitted plans and, subject to a condition securing that they remain as such, this is considered sufficient to overcome any concerns relating to privacy or overlooking. As a first floor side extension is proposed it is considered necessary to include a condition preventing the addition of high level side facing windows (other than those shown on the approved plans).

The proposal accords with Policy DM4.

Other Issues

Community Infrastructure Levy

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

Transport

Further to the consultation response, the site plans show that three off road parking spaces would be provided. This is in excess of the two required in the Revised Parking Standards and SPD and is therefore 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 extension 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

- Time Limit
- Materials
- Approved Plans
- Obscure Glazed
- No further first floor side elevation windows

INFORMATIVES

- Terms
- Building Control
- Complaints About Construction
- Positive and Proactive