

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Tilehurst

App Ref: 182099/HOU

Address: 22 Glenwood Drive, RG31 4HE

Proposals: Two storey rear extension

Case Officer: Mr James Overall

Applicant: Mr D Turner

Date received (valid from): 29 November 2018

Target Decision date: 24 January 2019

1. INTRODUCTION

The proposal relates to an end of terrace two storey property which is seeking planning permission for the erection of a two storey rear extension. This extension involves the creation of a larger kitchen and lounge, as well as creating a larger bathroom on the first floor, whilst creating a small storage cupboard.

The site is located on the western side of Glenwood Drive.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed two storey rear extension will protrude 3.115 metres past the existing rear elevation. It will have a width of 2.802 metres, and have a distance of 1.95 metres from the shared boundary with No. 21 Glenwood Drive. The proposal extension will have a maximum height of 6.45 metres, which is 1.8 metres lower than the existing ridge height. The eaves is proposed to start from 5 metres, which is the same as the existing eaves height.

A further 0.9 metre will extend beyond the first floor addition, but will be single storey with a flat roof, and will continue up to the neighbouring boundary (this will not cross the boundary). The flat roof will have a maximum height of 2.8 metres.

The proposed extension will be visible from the front of the property due to being the end terrace.

The extension proposes one double window in the first floor rear elevation, one triple window in the ground floor rear elevation, no first floor windows in either side elevation, and one single window and single door on the ground floor of the side elevation facing north.

The proposed materials will match the existing property.

Plans considered:

Plan Type			Description	Drawing Number	Received
Location	Block		Existing & Proposed	01 A	30 Nov-18
Floor	Plans				
Elevations					

3. RELEVANT PLANNING HISTORY

None relevant.

4. CONSULTATIONS

4.1 The following addresses were consulted by letter:

21 Glenwood Drive, RG31 4HE
17 City Road, RG31 4HA
19 City Road, RG31 4HA
21 City Road, RG31 4HA
23 City Road, RG31 4HA
25 City Road, RG31 4HA
27 City Road, RG31 4HA
29 City Road, RG31 4HA
31 City Road, RG31 4HA

4.2 One letter of representation was received from 23 City Road which stated:

"We are concerned about maintaining vehicular access to our property at all times due to elderly parents as we can be called out anytime of the day or night. The vehicular access is just the width of the car so any relevant scaffolding or builders lorries would have to take this into account and not to encroach on the access. This access is used by several other houses at all times. Just raising concerns about what problems could arise".

These comments are not a material planning consideration.

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 extension is subservient and uses materials to match existing.
- 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 rear ground floor elevation of the immediate neighbour consists of an obscured door and a window. The door is closest the application site. The proposed extension is considered to be of an appropriate height, and distance from the boundary to not cause harm to the neighbouring property.
- invade the privacy of neighbouring properties through overlooking from windows or balconies; NO
- detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; NO
- 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