

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Kentwood

App Ref: 190330/HOU

Address: 63 Armour Hill, Tilehurst, Reading, RG31 6JH

Proposals: Single storey & two storey rear extensions

Case Officer: Mr James Overall

Applicant: Mr Edward Brennan

Date received (valid from): 25 February 2019

Target Decision date: 22 April 2019

1. SITE DESCRIPTION & SURROUNDING AREA

The proposal relates to a detached two storey property located on the northern side of Armour Hill in a residential area.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal includes a single storey and two storey rear extension, which would be flush with the existing rear most protrusion. The north-west infill is proposed to be two-storey.

The proposed single storey element would have a maximum height of 4.1 metres and an eaves height to match the existing property. The proposed two storey element would have a maximum height of 6.7 metres and an eaves height to match the existing property. The proposal would increase the size of the utility room and dining room; as well as merge two bedrooms into one large one on the first floor, and create a new bedroom.

The proposed extension would not be visible from the front of the property.

One a set of folding-sliding doors with 4 panels is proposed and an enlarged window to the utility room.

The proposed materials would match the existing property and would consist of:

- Painted brickwork
- Brown concrete roof tiles
- White uPVC windows
- White uPVC doors

Plans considered:

Plan Type	Description	Drawing Number	Received
Location & Block Plan & Roof Plan	Proposed	03	26 Feb-19
Floor Plans & Elevations	Existing	01	26 Feb-19
Floor Plans & Elevations	Proposed	02	26 Feb-19

3. RELEVANT PLANNING HISTORY

991360 - Two Storey Side Extension - Application Permitted on 24 May 2000

4. CONSULTATIONS

- 4.1 The following addresses were consulted by letter:
61 Armour Hill, Tilehurst, Reading, RG31 6JH
65 Armour Hill, Tilehurst, Reading, RG31 6JH
- 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
- 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 - although the neighbouring property to the west (No.61) is a chalet bungalow, the proposed two storey element of the proposal would be located at a distance of ~3.5 metres (wall to wall) from this property. This, coupled with the fact that the proposal would not extend the dwellinghouse further into the garden, is considered to not cause any detrimental impact to the amenity of the neighbouring property with regard to overshadowing.
- invade the privacy of neighbouring properties through overlooking from windows or balconies; NO - there are no side windows proposed.
- 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