

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Kentwood

App Ref: 180908/HOU

Address: 151 Overdown Road, Tilehurst, Reading, RG31 6NR

Proposals: Single storey rear extension.

Case Officer: Julie Williams

Applicant: Mrs Maria Jones

Date received (valid from): 31 May 2018

Target Decision date: 26 July 2018

1. INTRODUCTION

A semi-detached house on south side of Overdown Road. Not listed or in a conservation area. Off road parking. Rear garden terraced so garden steps up steeply from existing patio area so one ends up at the same height as the roof of the proposed extension. Sides are heavily screened by vegetation on both neighbours' boundaries.

2. PROPOSAL AND SUPPORTING INFORMATION

Single storey rear extension. 3.5 m deep by 10.1 m wide (the width of the original house) and 3 m high to flat roof. Purpose is for an annexe for elderly relative. Gap retained along side of house.

Plans considered:

TPP20180530-00	Location and Proposed Block Plan
TPP20180530-01	Existing and Proposed Floor Layout
TPP20180530-02	Existing Elevations
TPP20180530-03	Proposed Elevations

3. RELEVANT PLANNING HISTORY - None

4. CONSULTATIONS

4.1 The following addresses were consulted by letter.

94 Brooksby Road, Tilehurst, Reading, Berkshire, RG31 6LY

149 Overdown Road, Tilehurst, Reading, RG31 6NR

92 Brooksby Road, Tilehurst, Reading, RG31 6LY

153 Overdown Road, Tilehurst, Reading, RG31 6NR

4.2 No letters of representation have been received.

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
- 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.

Equality Act

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation. It is considered that there is no indication or evidence (including from consultation on the current applications) that the protected groups have or will have different needs, experiences, issues and priorities in relation to this particular planning application.

8.0 RECOMMENDATION

Application Permitted