

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Southcote

App Ref: 240283/HOU

Address: 85 Virginia Way, Reading, RG30 3QR

Proposals: 2-storey rear extension and front porch

Case Officer: Mr Gary Miles

Applicant: Janet Fernandes

Date received (valid from): 15 March 2024 **Target Decision date:** 10 May 2024

1. SITE DESCRIPTION

The application site is an ex-local authority owned, two-storey semi-detached dwellinghouse located at the westerly end of Virginia Way, the property lays back from the road and has a larger than average south facing garden. The property is constructed using red brick with a red tiled pitched roof. The property has no off-street parking at the property and a garage in a nearby block. Virginia Way is made up of semi-detached and terraced properties of the same age, design and character. Some properties in the street have been subject to refurbishment and single storey rear extensions, a couple of properties of the same character and age have been subject to 2 storey rear extensions in a nearby roads. The property is not listed, nor within a conservation area.

Site visit date: 16th April 2024

2. PROPOSAL AND SUPPORTING INFORMATION

The proposals include demolishing the existing conservatory at the rear and constructing a two storey rear extension across the back of the property with a projection of 4.5m. The two storey element will be constructed from red bricks with a hipped tiled pitched roof adjoining to the exiting roof structure, windows and materials to match the existing. The proposal includes the addition of a front porch positioned centrally across the existing front door opening, the porch will measure 2.2m in depth by 2.5m in width, constructed with red brick and a tiled pitched roof and new front door, materials will match the host property. Bi-Fold doors to ground rear elevation and new window at first floor level on the easterly elevation.

Plans considered:

Drawing no: 2368-1-rev B-Existing Ground Floor Plan-dated 1st March 24 superseded

Drawing no: 2368-2 rev B-Proposed Ground Floor Plan-dated 1st March 24 superseded

Drawing no: 2368-3 rev B-Existing First Floor Plan-dated 1st March 24 superseded

Drawing no: 2368-4 rev B-Proposed First Floor Plan-dated 1st March 24 superseded

Drawing no: 2368-5 rev B-Existing Elevations-dated 1st March 24 superseded

Drawing no: 2368-6 rev B-Proposed Elevations-dated 1st March 24 superseded

Drawing no: 2368-7 rev B-Section-dated 1st March 24 superseded

Drawing no: 2368-8 rev B-Location Plan & Block Map-dated 1st March 24 superseded

Drawing no: 2368-9 rev E-Construction Notes-dated 1st March 24 superseded

Drawing no: 2368-10 rev E-Construction Notes-dated 1st March 24 superseded

Received by the Local Planning Authority on 5th March 2024

Drawing no: 2368-1-rev E-Existing Ground Floor Plan-dated 23rd April 24
Drawing no: 2368-2 rev E-Proposed Ground Floor Plan-dated 23rd April 24
Drawing no: 2368-3 rev E-Existing First Floor Plan-dated 23rd April 24
Drawing no: 2368-4 rev E-Proposed First Floor Plan-dated 23rd April 24
Drawing no: 2368-5 rev E-Existing Elevations-dated 23rd April 24
Drawing no: 2368-6 rev E-Proposed Elevations-dated 23rd April 24
Drawing no: 2368-7 rev E-Section-dated 23rd April 24
Drawing no: 2368-8 rev E-Location Plan & Block Map-dated 23rd April 24
Drawing no: 2368-9 rev E-Construction Notes-dated 23rd April 24
Drawing no: 2368-10 rev E-Construction Notes-dated 23rd April 24
Received by the Local Planning Authority on 24th April 2024

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter.

264 Southcote Lane, Reading, RG30 3BB
262 Southcote Lane, Reading, RG30 3BB
83 Virginia Way, Reading, RG30 3QR

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.

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 Plan (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
H9 (House Extensions and Ancillary Accommodation)

SPG/SPD

A Design Guide to House Extensions SPG

6. APPRAISAL

Character and Appearance

Policy H9 states that an extension to a house will be acceptable where it respects the character of the house in terms of scale, location, materials and design and 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. Policy CC7 also sets out relevant considerations for design.

Whilst the rear extension is sizeable, it has been reduced by nearly 0.7m in depth. Other properties of the same design and layout in neighbouring roads have been subject to double storey side and /or rear extensions of similar scale. The rear element will be constructed of red brick and red tile roof, doors and windows will match the existing property.

The proposed 2 storey rear element has been reduced in size and is now just about acceptable, the rear extension will not interfere with any building lines to the rear of the properties, nor will the rear extension project as far south as the existing rear extension at 81 Virginia Way.

It is considered the front porch will look good and be subservient to the main property, the roof design and materials will match that of the host property. A number of properties the same design and layout in nearby roads including 75 Virginia Way, have been subject to front porch extensions or similar scale and design.

The proposal is considered compliant with policies H9 and CC7 of the Reading Borough Local Plan 2019.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. Policy H10 seeks to ensure that the amenity of gardens and other outdoor areas are not compromised. Policy CC8 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.

Following the site visit, officers requested the proposed projection to be reduced from nearly 5.2m to 4.5m, to mitigate the overbearing effect on the attached neighbour at 264 Southcote Lane and the detached neighbour at 83 Virginia Way.

The host property sits at 90 degrees to the attached neighbouring property with the front elevation approximately facing the north and the rear elevation facing south. The attached semi-detached property at 264 Southcote Lane is largely positioned with its front elevation facing west and its rear elevation facing east. The majority of the rear elevation for 264 Southcote Lane by the nature of the design is currently attached to the host property and has no rear facing opening. The attached neighbouring property has windows on its northerly and westerly elevations letting light in to the habitable rooms whilst an obscure glazed window at ground floor level and a stairwell window at first floor level (non-habitable rooms) are both located on the southerly elevation. The proposed 2 storey rear element has been reduced in scale and is now just about acceptable.

The proposal is not considered be harmful to privacy of neighbouring properties. The property will retain a large area of green, outdoor amenity space.

The proposal is considered compliant with policies H9 and CC8 of the Reading Borough Local Plan 2019.

7. CONCLUSION

The proposed development has been assessed as set out above and is considered to be acceptable on that basis, subject to the following conditions.

8. RECOMMENDATION

GRANT

Recommended Conditions:

TL1
AP1
M1
PD2