

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Tilehurst

App Ref: 240080/HOU

Address: 30 Crescent Road, Tilehurst, Reading, RG31 5AH

Proposals: Single storey side and rear extension with 3 rooflights.

Case Officer: Mr Gary Miles

Applicant: Ilan and Nurit Kalati

Date received (valid from): 21 January 2024 **Target Decision date:** 17 March 2024

1. SITE DESCRIPTION

The application site is a 2 storey bay fronted semi-detached dwellinghouse, constructed using red brick and part painted pebble dashed render with slate covered gable pitched roof. Crescent Road is characterised by bungalows, detached and semi-detached properties of varying ages and styles. The properties have gaps between them including the host property which benefits from a large side access. The property currently has a part rear part side conservatory. The property benefits from a large north-easterly facing rear garden, has off street parking for several cars and a private front garden. Many properties in Crescent Road have been subject to modernisation, 1 and 2 storey extensions including the neighbours at 28 and 32 Crescent Road. The property is not listed nor within a conservation area.

Site visit date: 21st February 2024.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal includes demolition of the existing part brick part UPVC pitched roof conservatory and construction of single storey side and rear extension largely within the same footprint. The extension will extend approximately 2.5m further back than the existing conservatory, be roughly the same width and be constructed with brick, have a pitched gable-end roof and be covered in concrete interlocking slate to match roof of the host dwelling. Internal alterations.

The roof will include 3no.skylights, 3no.windows on the south-easterly elevation and a new set of sliding doors on the rear elevation. A new opening and obscure glazed window will be installed for the proposed cloakroom along with an existing window being swapped to a door giving access to the proposed utility room on the side elevation of the existing property. A new slim line window will be installed on the front elevation providing additional light in to the new kitchen space. All new windows and doors will match those of the host property.

Plans & documents considered:

Application Form - dated Jan 24

Drawing no: 01 Location & Site Plan - dated Jan 24

Drawing no: 02 Existing Plans - dated Jan 24

Drawing no: 03 Existing Elevations - dated Jan 24

Drawing no: 04 Block Plan & Site Plan - dated Jan 24

Drawing no: 05 Proposed Plans - dated Jan 24

Drawing no: 06 Proposed Elevations - dated Jan 24

Received by the Local Planning Authority on 21st January 2024

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter.

28 Crescent Road, Reading, RG1 5SP
55 Armour Road, Tilehurst, Reading, RG31 6HA
32 Crescent Road, Reading, RG1 5SP
53 Armour Road, Tilehurst, Reading, RG31 6HA
55a Armour Road, Tilehurst, Reading, RG31 6HA

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.

Officers consider the proposed extension has been designed to a high standard. The proposed ridge lines and roof slopes match those of the host property, the roof lines flows uninterruptedly

from the existing small rear element through to the proposed element. Construction materials will match those of the host property.

Officers consider the proposals to be compliant with policies CC7 and H9 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.

The proposed extension will be single storey with a pitched roof and ridge height of 3.4m, the roof slopes away from the host property in a south-easterly and north-westerly direction - it is considered the proposal is less harmful than that with a flat roof. A flat roof extension of similar scale would be considered unsightly and overbearing to neighbours and create unnecessary shadows and dark spots by the nature of the blocky mass appearance.

Whilst the proposal has a deeper projection than that of the existing conservatory, the extension is set well off the boundary with both neighbours - 2.8m and 3.6m respectfully. It is not considered the proposal will be harmful to residential amenity.

The proposal is therefore considered compliant with policies CC8 and H9 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 (Time Limit)

AP1 (Approved Plans)

M1 (Materials to match)

PD3 (Obscure glazing to W.C window)