

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Tilehurst

App Ref: 240387/HOU

Address: 301 The Meadway, Reading, RG30 4NS

Proposals: Demolition of existing rear extension and conservatory. Erection of a single storey rear extension and a front porch. (amended)

Case Officer: Huimin Chen

Applicant: Mr and Mrs V and R Devendran & Innasimuthu

Date received (valid from): 3 April 2024 **Target Decision date:** 29 May 2024

1. SITE DESCRIPTION

The application site is a double storey semi-detached property with a single storey attached garage. It is not a listed building, nor does it fall within a conservation area. The local area predominantly residential comprises terraced and semi-detached properties.

Site visit date: 18 April 2024

Site visit photo:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the erection of a single-storey rear extension following the demolition of the existing rear extension and conservatory. The proposal would measure 5m in depth across the entire rear of the original dwelling. The proposed roof would be flat with a lantern. The proposed space is intended to be a kitchen and a family room.

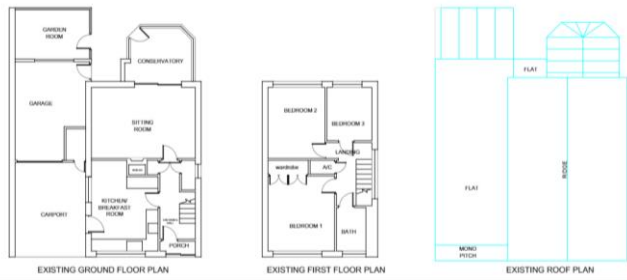
The proposal also involves the erection of a front porch with gable roof, measuring 1.8m in depth by 2.4m in width and the removal of the garage door and replacement with a window for the conversion of the garage space to a utility and larder; the car port, in front of this, would be retained.

All materials are to match those of the existing structure.

Following discussion with agent (see appraisal section below), the following revisions were submitted:

- Drawing No. TM-02 - Existing Plans received 24 April 2024
- Drawing No. TM-03 - Existing Elevations received 24 April 2024
- Drawing No. TM-04 - Proposed Floor Plan received 24 April 2024
- Drawing No. TM-01R - Location Plan and Block Plan received 1 May 2024
- Drawing No. TM-05 - Proposed Elevations received 22 May 2024

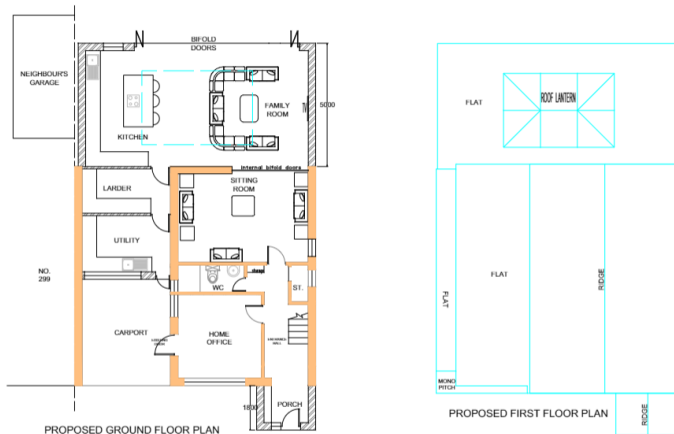
Existing Plans:



Existing Elevations:



Proposed Plans:



Proposed Elevations:



3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

Internal Consultation:

Transport consultee:

The proposed works will result in the loss of the integral garage to provide ancillary accommodation. The car port is to remain, and plans illustrate additional parking on site. The property is served via an existing dropped crossing; no changes are proposed.

There are no Transport objections to this application form as parking is being retained in accordance with the Councils current parking standards.

Suggested conditions:

DC1 VEHICLE PARKING (AS SPECIFIED)

IF3 Highways

I24 Do not damage the verge

Ecology Consultee:

The Ecology Team requested a Bat Survey, however, following communication with the agent, they amended the proposal to omit the proposed first floor side extension. Therefore, the Ecology Team confirmed that a bat survey would no longer be needed, as the proposal only affects the ground floor and would not impact any parts of the roof.

Natural Environment (Tree) Consultee:

There is one tree in the rear garden that requires protection during construction.

Planning Officer Note: Further details will be discussed in the appraisal section (Tree) below.

Public Consultation:

The following addresses were consulted by letter.

299 The Meadway, Tilehurst, Reading, RG30 4NS

303 The Meadway, Tilehurst, Reading, RG30 4NS

No letters of representation have been received.

Site notice was affixed in front of the application site for 21 days.

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)
H10 (Private and Communal Space)
TR5 (Car and Cycle Parking)
EN14 (Trees, Hedges and Woodlands)

SPD

Design Guide to House Extensions SPD 2021

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.

Following communication with the agent, the proposal was revised to omit the original proposed first-floor side extension, thereby scaling down the proposed works. Regarding the proposed single-storey rear extension and the front porch, both are considered acceptable in terms of the design. Both are ground-floor extensions, and all materials are to match those of the existing. Additionally, the proposed rear extension would mainly sit at the rear of the property, making it invisible from the streetscape and, therefore, causing no harm to the character and appearance of the local environment. Although the front porch would be part of the street scene, it is proportionate to the host dwelling, and there are similar front porches in the surrounding area. The replacement of the garage door with a window would not be detrimental to the appearance. The proposal overall is considered respectful to the host dwelling and the wider environment.

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.

After communication, the amended proposal omitted the original proposed first-floor side extension. The existing garden room and conservatory, which have a long-established relationship with the neighbouring property, would be demolished to make way for the proposed single-storey rear extension. The proposed rear extension would project only around 1.3m further than the existing rear extension. Additionally, there are no side windows. Therefore, there are no identified risks causing overbearing, privacy, or overlooking issues, nor loss of sunlight and daylight. The rear garden of the plot would still remain with adequate outdoor space.

The proposed front porch would be 1.8m in depth by 2.4m in width with a gable roof. It is not considered overbearing to the existing dwelling. Additionally, the proposal does not encroach on a line taken 45° from the mid-point of the window to the nearest neighbouring habitable room. Therefore, there is no harm in terms of blocking sunlight and daylight.

Although the proposed works would result in the loss of the integral garage, this is considered acceptable as the existing carport would be retained, and there would be adequate space remaining in front of the existing dwelling. Three on-site parking spaces are illustrated on the block plan.

Trees

Policy EN14 states that individual trees, groups of trees, hedges and woodlands will be protected from damage or removal where they are of importance, and Reading's vegetation cover will be extended.

There is one existing tree within the curtilage of the application site. After discussing with the Natural Environment (Tree) Officer, they raised no objections to the proposal but suggested creating a basic tree protection plan. Following this discussion, I communicated the tree officer's suggestion to the agent. Subsequently, the agent provided an amended Block Plan incorporating the Root Protection Area, Construction Exclusion Zone (CEZ) and the specification of the fencing. The proposal also states that the protective measures will be erected prior to commencement and retained until completion. Details of an Arboricultural Method Statement (As Specified) will be secured via condition.

Overall, the proposal is considered acceptable based on the reasons listed above.

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

Recommended Conditions:

Approved Plans

Materials (as specific)

Time Limit

Arboricultural Method Statement (As Specified)

Use of Roof Restricted

Informatives:

Highways

Do not damage the verge