

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Coley

App Ref: 240221/HOU

Address: 17 Hungerford Drive, Reading, RG1 6JA

Proposals: Two storey side and single storey rear extensions. Replacement windows.

Case Officer: Mr Gary Miles

Applicant: Mr and Mrs Debski

Date received (valid from): 29 February 2024 **Target Decision date:** 25 April 2024

1. SITE DESCRIPTION

The application site is a two-storey semi-detached dwellinghouse located at the far end, in a prominent position within Hungerford Drive. The property is constructed using red brick and red tiled pitched roofs, a feature of the property is the large gable to the front elevation clad in red hanging tiles. Hungerford Drive made up of semi-detached properties of the same age, design and character. Many properties in the street have been subject to refurbishments and 2 storey side and single storey rear extensions of differing styles, including the adjoining neighbour. The property is not listed, nor within a conservation area.

Site visit date: 14th March 2024

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal includes a two storey side and single storey rear extension along with replacement windows throughout. The rear extension is to be single storey with a projection of 3m, a width of 6.85m and a height of 3.27m with a parapet wall and flat fibreglass (Alvitra or similar), grey roof. The two storey side extension will measure 3.51m in width at the front of the property expanding to 6m in width where it joins the existing rear elevation. The single storey side element will have a parapet wall and flat roof with skylight whilst the two storey side extension at first floor level will flank the original easterly elevation and terminate at the rear elevation of the host property. A section of roof will be present at second floor level over the side extension and be constructed of fibreglass (Alvitra or similar) in grey, with 2 modest sized skylights allowing light in to the family bathroom and first floor landing. The bricks and tiles will match those of the existing property, replacement of existing and new windows and doors will all be upvc in either white or anthracite frames.

Plans considered:

Site Location Plan - dated 9th Nov 2023

A-(10)-001 - Existing Site Plan - dated Feb 2024

A-(10)-010 - Existing Ground Floor Plan - dated Feb 2024

A-(10)-011 - Existing First Floor Plan - dated Feb 2024

A-(10)-012 - Existing Roof Plan - dated Feb 2024

A-(11)-010 - Existing Section A-A - dated Feb 2024

A-(12)-010 - Existing Front and Rear Elevations - dated Feb 2024

A-(12)-011 - Existing Side Elevation - dated Feb 2024

A-(13)-001 - Proposed Site Plan - dated Feb 2024

A-(13)-010 - Proposed Ground Floor Plan - dated Feb 2024

A-(13)-011 - Proposed First Floor Plan - dated Feb 2024

A-(13)-012 - Proposed Roof Plan - dated Feb 2024

A-(14)-010 - Proposed Section A-A - dated Feb 2024
A-(15)-010 - Proposed Front and Rear Elevations - dated Feb 2024
A-(12)-011 - Proposed Side Elevation - dated Feb 2024
Received by the local Planning Authority on 20th February 2024

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter.

16 Hungerford Drive, Reading, RG1 6JA
18 Hungerford Drive, Reading, RG1 6JA

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)
EN14 (Trees, Hedges and Woodland)
TR5 (Car and Cycle Parking)

SPG/SPD

A Design Guide to House Extensions SPG
Revised Parking Standards and Design SPD 2011

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.

The proposed single storey rear element is subservient to the main dwelling and will respect the adjoining neighbouring extension which is of similar scale and design and materials. The proposed 2 storey side element and single storey side does raise some concerns in terms of the gable-ended roof form and crown roof section which don't reflect the existing. However the new roof over the 2 storey extension is stepped down from the existing roofline and appears more subservient than if it were the same height, the lower ridge line also protects the outline of the original property. The adjoining neighbouring property at 18 Hungerford Drive has a very similar side and rear part 2 part single storey extension along with no.26, 27, 28 and 29 Hungerford Drive who have 2 storey side extensions of similar scale which have closed up the gap between properties and created a terracing effect. By nature of the layout of host property and that of the neighbour at 16 Hungerford Drive the proposal will minimise the terracing effect. The proposals are set back from the street and overall on balance the proposals are of sufficient quality and therefore officers consider the proposal 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 single storey side element will stand at 3.27m in height, however it will be set off from the boundary with no 16 Hungerford Drive at the front by 1m increasing to 2.6m at the rear with the overall distance between the properties - at the front of the property 3.2m and at the rear of the properties the gap increases to nearly 10m. The flat roof on the single storey side extension and lower ridge height of the roof over the 2 storey element reduces the overbearing harm, it's not considered the proposal will reduce privacy as the side first floor window is to be obscure glazed, nor be harmful on daylight and sunlight by the nature of the layout of adjoining and detached neighbouring properties.

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

Trees

There are no mature trees within 15m of the proposal. An existing tree is present at the side of the property and will need to be pruned to allow construction. The homeowner is encouraged to replace the tree for a similar specimen, should it be necessary to remove the tree for the construction work. The proposal is compliant with policy EN14 of the Reading Borough Local Plan 2019

Transport

Unlike the majority of proposals, this proposal retains the existing garage. The proposal retains enough off-street parking and is therefore compliant with policy TR5 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
M3
PD5