

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Norcot

App Ref: 240244/HOU

Address: 98 Tern Close, Tilehurst, Reading, RG30 4AZ

Proposals: Proposed part two, part single storey rear extension, single storey side extension and creation of front porch.

Case Officer: Mr Gary Miles

Applicant: Mrs Alicja Nadolna

Date received (valid from): 5 March 2024 **Target Decision date:** 13 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 Tern Close. The property is constructed using red brick with a red tiled pitched roof, a feature of the property is the large south-westerly facing garden. The property has off-street parking for 2 vehicles. Tern Close is made up of semi-detached properties of the same age, design and character. Many properties in the street have been subject to refurbishments and single storey rear extensions and one other property subject to a rear part two, part single storey rear extension of similar scale to this proposal. The property is not listed, nor within a conservation area.

Site visit date: 14th March 2024

2. PROPOSAL AND SUPPORTING INFORMATION

Proposed part two, part single storey rear extension, single storey side extension and creation of front porch. The proposed rear extensions will have a depth of 4m, the first floor rear extension will measure 3.42m in width and have a pitched roof to match the roof of existing property, whilst the single storey extensions will be flat roofed and have a height of 2.48m. The proposal includes the creation of a front porch with lean to style tiled roof and front door. A small window to the utility on the northerly elevation, new opening on the westerly elevation of the existing property at ground floor and first floor, along with a small obscure glazed window for shower room and large floor to ceiling window in the westerly elevation allowing light in to the living/dining space. The proposed rear extension will be finished off with Bi-Fold doors opening in to the rear garden.

Plans considered:

Drawing no: P1509-01-Location & Block Plan-dated Feb 24 - superseded

Drawing no: P1509-02-Existing Plans & Elevations-dated Feb 24

Drawing no: P1509-03-Proposed Plans & Elevations-dated Feb 24 - superseded

Received by the Local Planning Authority 27th February 2024

Drawing no: P1509-01-rev A-Location & Block Plan-dated Feb 24 - superseded

Drawing no: P1509-03-rev A-Proposed Plans & Elevations-dated Feb 24 - superseded

Received by the Local Planning Authority 19th March 2024

Drawing no: P1509-01-rev B-Location & Block Plan-dated Feb 24

Drawing no: P1509-03-rev B-Proposed Plans & Elevations-dated Feb 24

Received by the Local Planning Authority 29th April 2024

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter.

St Michaels Primary School, Dee Road, Tilehurst, Reading, Berkshire, RG30 4AS
99 Tern Close, Tilehurst, Reading, RG30 4AZ
97 Tern Close, Tilehurst, Reading, RG30 4AZ

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)
TR5 (Car and Cycle Parking)

SPG/SPD

A Design Guide to House Extensions SPG

6. APPRAISAL

Character, Appearance & Residential Amenity

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.

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 original proposals, for a part two part single rear extension and two storey side extension were considered harmful in terms of design and scale compared to the existing property and neighbouring properties, overbearing and harmful to daylight, sunlight and privacy to number 99 Tern Close. The proposal was bulky along the boundary line with number 99 and harmful to the neighbour at 97 Tern Close due to the proposed 6m projection at ground floor level and its close proximity to the boundary and neighbouring windows. The original proposal was harmful in terms of design and size compared to the existing property and neighbouring properties.

The agent submitted revised plans which at first reduced the overall rear projection from 6m to 5m and removed the 2 storey side element and changed to a part two storey rear. The plans were reviewed again and it was felt that whilst we hadn't received any comments or objections from the attached neighbour at 97 Tern Close (or 99 Tern Close), it is important to protect the residential amenity for today and for the future. The agent was given the choice to either pull the ground floor rear element away from the boundary by 1m or reduce the overall projection by 1m, the agent reduced the overall ground floor rear projection from 5m to 4m and submitted revised plans.

The proposed front porch, single storey side element and part two, part single storey rear extensions will be constructed with materials to match the existing property.

It is considered the proposals are now compliant with policies H9, CC7 & CC8 of the Reading Borough Local Plan 2019.

Transport

The transport officer was consulted as part of the planning process;

The proposed works do not change or impact the existing on-site parking arrangements. The property is served via an existing vehicle crossing, no changes to the existing access arrangements are proposed.

There are no transport objections as the proposed works will have no transport implications and no impact on other road users.

The proposal is compliant with policy TR5 of the Reading Borough Council 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

PD3

PD5

Informatives

IF3 Highways

I24 Do not damage the verge