

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Tilehurst

App Ref: 240500/HOU

Address: 79 Recreation Road, Tilehurst, Reading, RG30 4UB

Proposals: Demolition of existing rear extension. Construction of a new single storey rear extension and modifications to the existing conservatory.

Case Officer: Sian Hickey

Applicant: Mr & Mrs Ian And Celine Homer

Date received (valid from): 19 April 2024 **Target Decision date:** 14 June 2024

1. SITE DESCRIPTION

The application site is a two storey semi-detached residential property located in Recreation Road. The property is not a listed building, nor does it fall within a conservation area. The surrounding area is predominantly residential.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the demolition of the existing single storey rear kitchen and utility projections, and the construction of a replacement single storey rear extension adjacent to the existing conservatory. The depth of the proposed extension would be the same as the existing conservatory and measure 6.740m.



Plans considered:

Location Plan

Drawing No. 2023-05-5945/4 - Existing and Proposed Section Plans

Drawing No. 2023-05-5945/3 - Existing and Proposed Elevations and Roof Plans

Drawing No. 2023-05-5945/2 - Existing and Proposed First and Second Floor Plans

Drawing No. 2023-05-5945/1 - Existing and Proposed Ground Floor and Block Plans

As received 19th April 2024

3. RELEVANT PLANNING HISTORY

131609 - Existing flat roof to garage to be replaced with a pitched roof. New internal access to garage. GRANTED

230801 - Demolition of existing conservatory and rear extension. Construction of a new single storey rear extension. GRANTED

4. CONSULTATIONS

The following addresses were consulted by letter.

81 Recreation Road, Tilehurst, Reading, RG30 4UB

77 Recreation Road, Tilehurst, Reading, RG30 4UB

8 Sona Gardens, Tilehurst, Reading, RG30 6BE

7 Sona Gardens, Tilehurst, Reading, RG30 6BE

Letters of representation have been received as follows: **None**

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)

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.

In term of scale, the proposed extension is considered acceptable, and the plot is capable of taking an extension of this size. The proposed extension is single storey in nature and considered subservient to the host dwelling. Although the depth of the extension exceeds the 4m guidance within the SPD, the depth would be the same as that of the existing conservatory. Historic mapping records show the existing conservatory was in place in 2013, and information submitted with the previous planning application shows photographs of the conservatory in a Home Condition Survey carried out at the property in 2008.

In terms of design, the proposed extension is considered acceptable, the roof form and eaves height would match that of the existing and it is considered that the proposed extension would integrate well. The materials proposed are considered suitable. Overall, it is considered that the proposal would not be harmful to the character of the dwelling or the wider area. The proposed extension is contained at the rear of the site and would therefore not be visible from the roadside.

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.

Planning permission was previously approved for application 230801 for a single storey rear extension:



The extension proposed under the current application is not considered to cause any additional harm to neighbouring amenity than that of the previously approved extension. The maximum height of the proposed extension would be reduced slightly, and the eaves height and depth on the boundary with the attached neighbouring property would remain as existing.

Due to the single storey nature of the proposed extension, there are no identified risks in relation to privacy and overlooking or loss of light. In terms of overbearing effects and visual dominance it is not considered to be significantly different to that of the existing arrangement. A sufficient distance would remain between the proposed extension and the property boundary with no.77 Recreation Road. The property has a large rear garden, and the amount of remaining amenity space is considered acceptable.

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:

Time limit (TL1)

Approved plans (AP1)

Materials (M3)