

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Tilehurst

App Ref: 231832/HOU

Address: 94 Halls Road, Tilehurst, Reading, RG30 4PU

Proposals: Erection of two storey side extension with internal alterations on ground floor.
(amended)

Case Officer: Huimin Chen

Applicant: Mr & Mrs Stankard

Date received (valid from): 18 December 2023 **Target Decision date:** 18 April 2024 (EXT)

1. SITE DESCRIPTION

The application site is a two storey semi-detached property with hipped roof. An existing single storey kitchen projects to the rear of the main house. The original side garage has been removed before application was submitted, therefore there is free space to the west of the property. The property is not listed, nor does it fall within a conservation area. The surrounding area is predominantly residential.

Site visit date: 15 January 2024

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the erection of a double storey side extension with a cross-gabled roof. The proposed side extension would be set back from the front elevation of the property, extending to the rear by approximately 9.78m. The height to the eaves of the proposed side extension is approximately 5.11m, while the height to the ridgeline of the front gable is 8.66m, and to the rear gable is 6.99m.

On the ground floor, a bow window would be installed to the front elevation, matching the existing one. Additionally, a side door with an adjoining obscured window would be located in the side elevation. The existing kitchen window would be replaced with a full-height sliding door, serving the intended dining area and existing kitchen. The existing door serving the kitchen would be replaced by a window. On the first floor, there would be two windows to the front and back of the proposed side extension. The rear en-suite window would be obscured.

The proposal also involves some internal alterations, including the removal of an inside wall to reform the kitchen space.

Further to the discussion with agent, plans considerations are as follows:

Drawing No. 02-00 - Site Location Plan received 19 December 2023

Drawing No. 02-01 - Block Plan received 19 December 2023

Drawing No. 03-01 - Floor Plans as Existing received 19 December 2023

Drawing No. 05-01 - Elevations as Existing received 19 December 2023

Drawing No. 05-02 - Elevations as Existing received 19 December 2023

(As per email confirmation with the agent, existing garage was removed before the application was submitted.)

Drawing No. 03-11 - Roof Plan Proposed received 18 March 2024

Drawing No. 03-10 - Floor Plans & Elevations Proposed (Ground/First Floor, Front/Back/West Elevations, Section A-A) received 18 March 2024

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

Tree:

'.....there is no longer any vegetation on site near the proposed side and rear extensions and that the garage has already been removed.

This leaves only the neighbouring protected Yew tree to consider. As the boundary treatment to Manor Park Close appears to be close boarded timber fence (hence little or no foundation), it is very likely the Root Protection Area of the Yew tree extends into the application site. Exposed ground should be protected where we expect construction site activities (contractor parking, materials delivery and storage, etc.) can overlap the trees' RPA. This can be done either via ground protection (wood chip layer + boards) or by fencing it off as Construction Exclusion Zone with Temporary Tree Protection Barriers.

I note the driveway is largely surfaced with hard standing material, but with some soft areas on the boundary with the Yew. We should secure a plan showing the extent of this driveway and the extent of tree protection for the RPA to protect the soft ground. I think the easiest way to achieve this is via Temporary Tree Protection Barriers that form a Construction Exclusion Zone. Their location should be shown on said Tree Protection Plan and a note should be included to state the TPB will be installed prior any construction activity commencing on site and retained as until all development is complete.

I am attaching an annotated photograph to indicate where we expect the Tree Protection Barriers to be installed. This can be changed if the Yew tree is accurately plotted and the RPA is calculated and it shows a lesser or greater extent than I am suggesting.

We should secure this simple Tree Protection Plan prior to a decision, but if you do not expect any future submissions, please include condition L7 to secure it.'

As per the email confirmation, the agent agree with the condition L7 Arboricultural Method Statement (to be submitted) to be applied in the consent.

The following addresses were consulted by letter.

30 Manor Park Close, Tilehurst, Reading, RG30 4PS

32 Manor Park Close, Tilehurst, Reading, Berkshire, RG30 4PS

92 Halls Road, Tilehurst, Reading, RG30 4PU

31 Manor Park Close, Tilehurst, Reading, RG30 4PS

26 Manor Park Close, Tilehurst, Reading, RG30 4PS

29 Manor Park Close, Tilehurst, Reading, RG30 4PS

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 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.

Although the proposed two storey side extension is large in scale, it is considered that the plot is capable of taking a development of this size. The proposals are considered acceptable in terms of design and the proposed materials are to match those of the existing dwelling. The proposals are not considered to cause harm to the host dwelling. The ridgeline of the roof of the proposed two storey side extension is set down from the existing ridgeline of the original house, and the side extension is in proportion with the original house overall. Furthermore, there is no negative impact on the street view. The property is set back from the existing street, and the proposed side extension is also set back from the front elevation of the existing dwelling. Additionally, the proposed roof would be a cross gabled roof following the pattern of the host dwelling and local 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.

Although the proposed development would provide a substantial amount of new massing to the side it is considered, on balance, that the side extensions would not cause harmful overbearing

effects or loss of sunlight and daylight on No. 29, No. 30, and No. 31 Manor Park Close. These closest neighbouring properties have short gardens and the additional massing of the extension will have an impact to a degree. This is largely due to the positioning of the newer housing to the south west and a reasonable balance needs to be struck between allowing no.94 to extend whilst avoiding excessive harm to neighbouring amenity. The neighbouring dwellings are located to the southwest, with the rear boundary of the back garden being close to the proposed site. This together with the lower height of the rear projection and half-hip to the main roof helps to minimize impacts in terms of sunlight, daylight and overbearing effects.

The proposed side window on the ground floor and the rear ensuite window on the first floor would be obscure, therefore posing no harm in relation to privacy and overlooking. Additionally, the condition obscure glazing would be applied to the consent as well.

Trees

A neighbouring protected Yew tree is situated close to the proposed site. The detailed assessment from the Natural Environment Officer has been attached to the consultation section. After discussions with the Natural Environment team and the agent, condition L7 Arboricultural Method Statement (to be submitted) is to be applied in the consent.

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

Time Limit

Materials to Match

Obscure Glazing

Ancillary Domestic Use

Arboricultural Method Statement (to be submitted)

Use of Roof Restricted