

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Norcot

App Ref: 240105/HOU

Address: 46 Osborne Road, Reading, RG30 2PG

Proposals: Two story side extension, part two, part single story rear extension. Loft dormer. Front garden to become additional parking.

Case Officer: Mr Gary Miles

Applicant: Mr Brendan Naughton

Date received (valid from): 28 January 2024 **Target Decision date:** 24 March 2024

1. SITE DESCRIPTION

The application site is a 1960's, two storey semi-detached residential dwelling, located on Osborne Road in the ward of Norcot. The property sits on a plot with a north westerly facing garden, sloping downhill away from the property. The host property and neighbouring properties are constructed using a mixture of red brick and pebble dash with tiled pitched roofs. The property benefits from a private front garden with offstreet parking accessed via an original dropped kerb. A number of properties in the street have been subject to refurbishments and extensions, single storey and double storey rear and side. The site is not a listed building, nor does it fall within a conservation area.

Site visit date: 21st February 2024

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal includes a two story side extension off approximately 1.1m in width, part two, part single story rear extension projecting 4m from existing rear elevation at ground floor and 3.5m projection at first floor level, the rear ground floor extension extends across the back of the property by a total of 6.57m and steps in slightly from the existing side wall. Loft dormer and conversion of front garden to additional parking.

Plans & Documents considered

Application Form

H M Land Registry - Location Plan

TQRQM24026182729449 - Proposed Block Plan - dated 26th Jan 24

Existing Elevations rev A - dated 20th Jan 24

Floor Plan Existing rev A - dated 20th Jan 24

Floor Plan Proposed rev A - dated 20th Jan 24 (superseded)

Proposed Elevations rev A - dated 20th Jan 24 (superseded)

Received by Reading Borough Council Planning Authority on 29th January 2024

Proposed Driveway rev A - dated 25th Feb 24 (superseded)

Received by Reading Borough Council Planning Authority on 26th Feb 2024

Proposed Elevations rev B - dated 25th Feb 24 (superseded)

Existing Roof Plan rev A - dated 29th Feb 24

Proposed Roof Plan rev A - dated 29th Feb 24 (superseded)

Received by Reading Borough Council Planning Authority on 29th Feb 2024

Proposed Driveway - revised

Received by Reading Borough Council Planning Authority on 1st Mar 2024

Floor Plan Proposed rev B - dated 9th Mar 24

Proposed Elevations rev C - dated 9th Mar 24

Proposed Roof Plan rev B - dated 9th Mar 24

Received by Reading Borough Council Planning Authority 11th Mar 2024

3. RELEVANT PLANNING HISTORY

231517 - Pre Application Advice for two story side extension, part two, part single story rear extension. Loft dormer. Front garden to become additional parking - observations sent - Nov 23

4. CONSULTATIONS

The following addresses were consulted by letter.

44 Osborne Road, Reading, RG30 2PG

48 Osborne Road, Reading, RG30 2PG

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)

TR3 (Access Traffic and Highway-related Matters)

TR5 (Car and Cycle Parking)

SPG/SPD

A Design Guide to House Extensions SPG

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 original proposal was harmful to the character of the host property and detached neighbouring property in terms of scale and blocky form and the main roof over main house was to be gable ended. The original two storey element was considered harmful and ugly and as such the homeowner were requested to swap the harsh flat roof to a hipped, tiled pitched roof to the rear and a hipped tiled roof to the front which is more subservient and flows better with the existing property and will look less overbearing if viewing the property from the street.

The original proposal included a loft dormer, however the dormer was considered harmful to the character of the host and neighbouring properties and properties in Strathy Close - which is down-gradient from Osborne Road, this along with different materials for the dormer, he homeowner agreed to remove the dormer element but it was agreed the new roof over the part two storey extension could remain at the same height as the existing ridge line, rather than having to be set down. The proposed front elevation has been stepped back to protect the original character of the host property and the eaves detail of the existing roof structure is retained as a feature in the new roof over the two storey side extension.

I have proactively worked with the home owner who has been very receptive throughout the application, in terms of character and appearance the proposal is considered 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 original two storey element with flat roof was considered harmful to residential amenity in terms of feeling overbearing to the adjoined and the detached neighbours. The proposed two storey side element has been stepped in from the boundary with no.48 Osborne Road thus retaining side pedestrian access to the rear garden, is stepped back from the existing front elevation and stepped in on the side elevation where the proposed rear extension adjoins the existing rear elevation. These minor amendments along with swapping the flat roof to a pitched roof at first floor level, have helped to mitigate against the overbearing feeling of the proposal and make it more pleasing on the eye.

The proposed loft dormer has also been removed to mitigate against the feeling of overbearing and loss of privacy to neighbours and residents in Strathy Close.

It is not considered the proposal will harm daylight or sunlight by way the properties are situated with north, north westerly facing rear gardens. It is not considered the proposal will cast additional shadow on neighbouring properties.

In terms of residential amenity the proposal is considered compliant with policies CC8 and H9 of the Reading Borough Local Plan 2019.

Transport

The proposal includes converting the front garden to additional parking. Other properties in Osborne Road have done similar, it is not considered to be harmful to the character of the property or wider streetscene in terms of appearance. Any new parking areas should be constructed in permeable materials to reduce the surface water run-off from the site. The homeowner has identified an area of planting on the plan and is encouraged to retain an area of landscaping to assist with surface water run-off and biodiversity.

The proposal is considered compliant with policies TR5 and H9 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
PD2
PD3
PD5

Informatives:

IF3
I24