

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Kentwood

App Ref: 240664/HOU

Address: 1 Hirstwood, Tilehurst, Reading, RG30 6NF

Proposals: New UPVC conservatory with full height frames and blue solar glass UPVC roof

Case Officer: Huimin Chen

Applicant: Mr Richard Fidler

Date received (valid from): 29 May 2024 Target Decision date: 25 July 2024 (EXT)

1. SITE DESCRIPTION

The application site is a two storey dwellinghouse located within a T-shaped terrace. The south elevation of the property is facing the Hirstwood. The application site is not a listed building, nor does it fall within a conservation area.

Site visit date: 24th June 2024



2. PROPOSAL AND SUPPORTING INFORMATION

The planning permission is sought for the construction of a single storey conservatory on the southern side of the property. The proposed development would be ca 2.1m in depth and 4.4m in width with a mono-pitched roof. The eave height is 2.36m, and the total height is 3.24m in total height. The proposal would have UPVC conservatory with full height frames and blue solar glass UPVC roof.

Further to the communication with the agent, the following plans were under consideration:

Proposed Elevations (Front/Rear/Right (North))

Location Plan

Existing Floor Plan

Existing Elevations

Received 22 May 2024

Proposed Block Plan

Proposed Base Plan

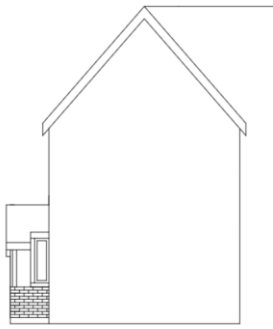
Proposed Left Elevation (South)

Proposed Floor Plan

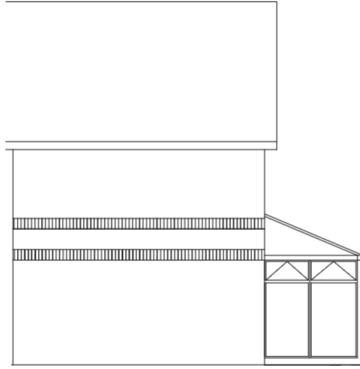
Received 23 July 2024

Proposed Elevations and Floor Plan:

Proposed North Elevation



Proposed Rear Elevation



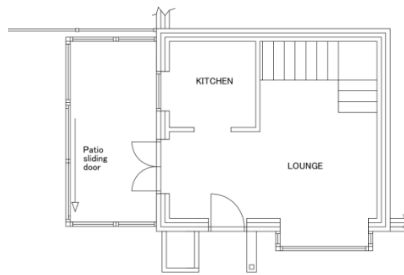
Proposed Front Elevation



Proposed South Elevation

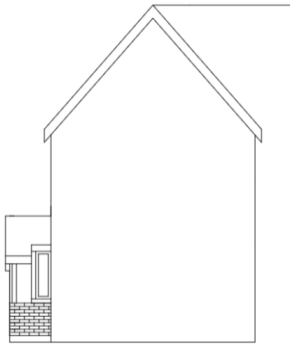


Proposed Floor Plan

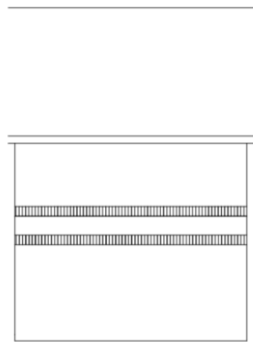


Existing Elevations and Floor Plan:

Existing North Elevation



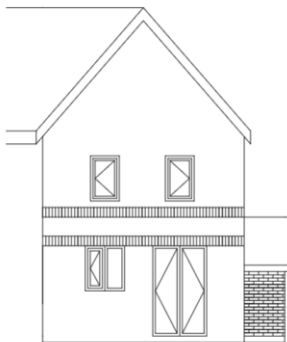
Existing Rear Elevation



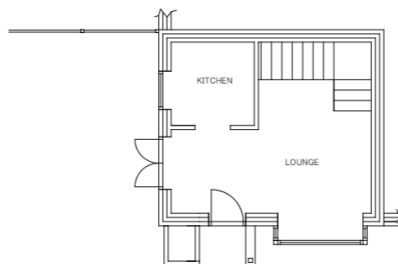
Existing Front Elevation



Existing South Elevation



Existing Floor Plan



3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter.

59 Pottery Road, Tilehurst, Reading, Berkshire, RG30 6BA
3 Hirstwood, Tilehurst, Reading, RG30 6NF
2 Hirstwood, Tilehurst, Reading, RG30 6NF
57 Pottery Road, Tilehurst, Reading, RG30 6BA
61 Pottery Road, Tilehurst, Reading, RG30 6BA

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)
H10 (Private and Communal Outdoor Space)

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.

The proposal is considered acceptable in terms of design and scale as it is a single storey, and the proposed projection from the southern wall is only 2.09m, which is less than half the width of the original house. Although part of the proposed roof would be visible from the street scene, it would not detract from the host dwelling and the local environment as it would be a mono-pitched roof, matching most of the existing roof.

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.

As the proposed conservatory would be set back from the boundary and located further than no.3, and since the proposed wall would be transparent, there are no identified risks in terms of privacy and overlooking, overbearing effects, or blocking sunlight and daylight.

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 (As Specified)