

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Park

App Ref: 240486/HOU

Address: 151 St Peters Road, Reading, RG6 1PG

Proposals: Proposed two storey rear and single storey side extension.

Case Officer: Mr Gary Miles

Applicant: Mr B Dhulipudi

Date received (valid from): 17 April 2024 **Target Decision date:** 19 July 2024

1. SITE DESCRIPTION

The application site is a large two-storey, bay fronted detached dwellinghouse, built circa 1940's located in the south eastern corner of St Peters Road. The property is constructed of part brick part render and tiled pitched roofs with a large gable over the bay windows. The property benefits from a larger than average north-easterly facing rear garden which homes a large outbuilding - currently used as storage/garage space, along with a greenhouse and borders. The property has a large private frontage laid to lawn and borders and affords off-street parking for a number of vehicles. Many properties in the street have been subject to refurbishments and single storey and double storey rear extensions of differing scale and design. The property is not listed, nor within a conservation area.

Site visit date: 2nd May 2024

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

The proposal consists of the demolition of the existing conservatory and the construction of a two storey rear extension and first floor infill over existing utility room and shower room. The rear extension will have a projection of 4m across three quarters of the width of the existing rear elevation with a pitched and hipped roof to match that of the host property. New windows, Bi-Fold doors and French doors to the rear elevation, new stairwell window and removal of existing side door on the north-westerly elevation. The proposal also includes a single storey side extension to be used as a garage to the south-easterly elevation with 3no. large skylights in the lean to roof slope along with garage door to front elevation and an opening into the rear garden. The extensions will be built using materials to match the host property.

Plans considered:

Drawing no: P1440-01 - Location & Block Plan - dated April 24 - superseded

Drawing no: P1440-02 - Plans and Elevations - dated April 24 - superseded

Preliminary Bat Roost Assessment (Chase Ecological Consultancy) - dated 6th November 23

Received by the local Panning Authority on 24th April 24

Drawing no: P1440-01 Rev A - Location & Block Plan - dated April 24

Drawing no: P1440-02 Rev A - Plans and Elevations - dated April 24 - superseded

Received by the local Panning Authority on 8th May 24

Drawing no: P1440-02 Rev C - Plans and Elevations (amended 12th July 2024) - dated April 24

Received by the local Panning Authority on 12th July 24

Note the agent did not submit Drawing no: P1440-02 Rev B as part of the application.

3. RELEVANT PLANNING HISTORY

231446 - Proposed two storey rear and side extension - Withdrawn November 23

4. CONSULTATIONS

The following addresses were consulted by letter.

149 St Peters Road, Reading, RG6 1PG

153 St Peters Road, Reading, RG6 1PG

275 Wykeham Road, Reading, RG6 1PL

Two letters of representation have been received as follows:

149 St Peters Road:

1. It appears the new proposed North elevation windows on the ground and first floor are associated with shower room/bathroom/ toilet facilities. I am assuming therefore that these 3 windows will have privacy glass and there will be no issue with our garden/side access being overlooked. The new proposals include a larger stairwell window which would be overlooking the back of our property.

2. The wall between our houses which exists between the side gate on either side and abuts the garden fence which starts towards the rear end of the properties, is currently 5 foot (approx) in height. This may cause some privacy issues should the proposed ground floor bathroom windows be open (assuming they will be opening windows). Could this wall be raised to a height matching

the existing fence (6 foot approx)? My understanding is that this wall is the responsibility of the no.151 neighbouring property.

3. The planned 2 story extension will block the view and light almost entirely, from our stairs/landing window (see pictures), and extend several meters deeper into the garden than the

existing properties in this road. The existing view will be lost entirely to the brickwork and new roofline. A single story extension would be much less intrusive and more in-keeping with the existing situation. The house could easily incorporate 4 bedrooms without increasing in size by 50% as it is already a substantial property.

153 St Peters Road:

Since receipt of the amended Plans to erect a double garage on the South side of 151 St Peters Road, we would like to raise the following concerns from our perspective:

1. Would it not be possible to modernise the existing outbuildings - one of which was used as a garage in the past - so maintaining the existing space between the South side building of 151 and our border fence.

2. As all the existing fencing on the South side is our responsibility, should the planning authority give permission for the new garages, that all work carried out in this area is done so that no damage is caused to the existing fencing.

3. *That heavy duty guttering is fitted to the garages roof to ensure rainwater is correctly captured during heavy rainfall and storms such as we have experienced of late. We are also aware that any water from the overflow pipe would fall directly onto the new garage roof*
4. *That any downpipes from the guttering, go directly into a soakaway connected to the main drainage system, so ensuring no excess of water builds up in this area which could then drain onto our property.*

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)
EN14 (Biodiversity and the Green Network)

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 proposed rear element and garage extension and new roof slopes respect the existing property in terms of character, materials and the design. The proposal is considered to respect the character and pattern of the existing neighbouring properties. The proposal was originally considered overbearing on the north-westerly elevation - officers requested the agent make changes to reduce the 2 storey element, the agent submitted revised plans which reduced the originally proposed 4m deep extension to bedroom no.1, by 2m and created a lean-to style tiled roof with 2no. skylights. The overall proposed 2 storey element is no deeper than the

recommended 4 Metres as per the national planning policy framework (NPPF) and also now mitigates any harm to the appearance and character to no. 149 St Peters Road.

In terms of character and appearance the proposal is considered acceptable and is therefore compliant with policies H9 & CC7 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 2 storey element abutting the north-westerly boundary appeared to be harmful to residential amenity in terms of overshadowing and overbearing. The agent submitted revised plans as requested by officers, which reduces the proposed 4m extension to bedroom no.1 by 2m. Officers consider the proposal is now acceptable along the north-westerly boundary abutting no.149 St Peters Road. Under the revised plans, daylight is now protected and the overshadowing to no.149 is greatly reduced. The line of sight and light is fully respected if taken at 60 degrees from a habitable window at ground floor and 45 degrees from a habitable window at first floor respectfully.

Neighbours at 149 St Peters Road raise concerns around the 2 storey extension and first floor infill element blocking sight and daylight to the stairs/landing window. The revised plans will reduce the harm, however, it should be noted that the stairs and landings are not classified as habitable rooms in planning terms.

Neighbours at 149 St Peters Road had concerns surrounding the proposed bathroom windows at ground floor level and the existing low boundary/dividing wall. Officers confirm that any windows used for shower room, bathroom/toilets will have obscure glazing. Extending the height of the dividing wall does not form part of this planning application, this is a civil matter between neighbours and advise this should be addressed separately.

Neighbours at 151 St Peters Road raise concerns surrounding rainwater and suggest that suitable gutters and downpipes are fitted to the garage to capture and deal with any heavy rainfall. The agent confirmed that the garage rainwater will be properly drained through the gutters and the rainwater from the main house is diverted into a separate downpipe. The agent confirms the rainwater from the property will be properly drained.

The proposals will retain a large area of outdoor space for socialising, the homeowner mentioned that the existing outbuilding/garage in the rear garden will be demolished in future, creating additional outdoor amenity space.

Officers consider the proposals are acceptable and is therefore compliant with policies H9 & CC8 of the Reading Borough Local Plan 2019.

Transport

As per the Parking Standards and Design SPD, the property would require a minimum of 2 x off street parking spaces. The plans show the parking layout to accommodate 2 or more vehicles.

The proposal is considered acceptable and therefore compliant with policy TR5 of the Reading Borough Local Plan 2019.

Ecology

The Ecology officer requested a Pre Roosting Bat Assessment should be undertaken as the extent of the proposed works would affect the existing roof structure and there is a risk that the proposals may affect roosting bats.

The agent arranged to undertake and submit the bat survey (Chase Ecology, ref CE4395-01) which was reviewed by the Ecology officer.

The Ecology officer confirms the bat survey has been undertaken to an appropriate standard and concludes that the risk of bats being affected by the proposals is minimal.

The proposal is compliant with policies H9 and EN12 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