

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Southcote

App Ref: 240647/HOU

Address: 28 Hogarth Avenue, Reading, RG30 4QW

Proposals: Proposed Single storey rear extension with a new front porch. Installation of two side windows. (amended)

Case Officer: Huimin Chen

Applicant: Mr Manish Nanavat

Target Decision date: Originally 15 July 2024; 2 August 2024 (EXT)

1. SITE DESCRIPTION

The application site is a detached bungalow with an attached garage. The plot features an L-shaped, spacious rear garden. The building is not listed, nor does it fall within a conservation area. The surrounding area comprises semi-detached two storey dwellings and detached/semi-detached bungalows.

Site visit date: 4th June 2024



2. PROPOSAL AND SUPPORTING INFORMATION

The planning permission is sought for the development of a single storey rear extension with a flat roof. The existing conservatory would be demolished to make way for the proposed rear extension, which would extend across the entire rear of the host dwelling, measuring 5m in depth and 2.8m in total height. The proposal would also include a small-scale front porch with a hipped roof. Two obscure glazed windows would be installed in the western wall of the existing host building. All proposed materials would match those of the existing building.

Further to the communication with the agent, following plans would be under considerations:

Drawing No. P1530-01 Rev. D - Location and Block Plan received 19/7/2024

Drawing No. P1530-02 Rev. C - Existing and Proposed Floor Plans and Elevations received 1/8/2024

Existing and Proposed Floor Plans:



3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

Internal consultations:

Transport consultee:

Following confirmation with the agent, the existing garage is to remain (including driveway parking). Therefore, the existing parking provision does not change, and there are no changes to the exiting vehicle crossing. Therefore, there are no Transport objections.

Conditions and informatives:

- DC1 VEHICLE PARKING (AS SPECIFIED)
- IF3 Highways
- I24 Do not damage the verge

Natural Environment (Tree) consultee:

Following communication with the agent, they removed the development of the proposed drop kerb. Therefore, the proposal no longer impacts the existing front tree on the “green patch”.

The following addresses were consulted by letter.

- 5 Hogarth Avenue, Reading, Berkshire, RG30 4QW
- 26 Hogarth Avenue, Reading, RG30 4QW
- 30 Hogarth Avenue, Reading, RG30 4QW
- 7 Hogarth Avenue, Reading, RG30 4QW
- 3 Hogarth Avenue, Reading, RG30 4QW
- 9 Hogarth Avenue, Reading, RG30 4QW

No letters of representation have been received.

A site notice has been displayed for 21 days and no comments 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 2023

National Planning Practice Guidance 2014 onwards

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.

Although the proposed rear extension is large in scale, extending greater than 4m beyond the guidance of Design Guide to House Extension Supplementary Planning Document 2021, it is considered acceptable as the plot is capable of accommodating this size of development without resulting in a cramped appearance. It is noted that there are other large rear flat roof extensions within the vicinity, and it would not be so out of keeping to cause concern. Additionally, the proposed rear extension would not be visible from the street, and all proposed materials are to match those of the existing. Therefore, it is considered to respect the character and appearance of the host dwelling and does not harm to the street scene.

Regarding the proposed front porch, it is considered acceptable given its small scale and hipped roof. Also, the front porch would be set back from the public pavement and the brickwork would match the existing. Therefore, the proposed front porch overall would not detract from the 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.

There are no identified risks in terms of privacy and overlooking, as the two proposed side windows would be obscured and set at a high level, which will be secured by way of condition. Additionally, the proposal would not be overbearing or block sunlight and daylight to the neighbouring properties, as it would be set back from both boundaries and would not extend beyond the 60-degree line guidance outlined in the Design Guide to House Extension Supplementary Planning Document 2021.

Owing to the large flat roof nature of the rear extension proposed, it is considered necessary to include a condition stipulating that the flat roof area shall not be used as a roof terrace, and any access out onto this area shall be for maintenance/means of escape purposes only. This is in order to prevent any detrimental impacts of overlooking and/or noise and disturbance of the neighbouring premises.

Overall, the proposal is considered acceptable based on the reasons listed above.

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:

Approve Plans

Time Limit

Materials (to match)

Flat Roof Restriction

Obscure Glazing