

DELEGATED PLANNING APPLICATION REPORT

Ward: Tilehurst

App Ref: 240702/HOU

Address: 4 Gratwicke Road, Tilehurst, Reading, RG30 4TT

Proposals: Single storey extension with full height glazed windows and doors with insulated and glazed roof sections.

Case Officer: Mr Gary Miles

Date received (valid from): 30 May 2024 **Target Decision date:** 25 July 2024

1. SITE DESCRIPTION

The property is an extended detached chalet-bungalow located at the northern end of Gratwicke Road. The property sits on a large corner plot with a large south facing rear garden. Gratwicke Road is characterised by a mixture of semi-detached, detached and terraced properties of similar style and age, constructed of red brick and tiled pitched roofs. The applicant property is very different to neighbouring properties and has a style of its own. The property is not listed nor is it located within a conservation area.

Site visit date: 13th June 2024

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal comprises a single storey rear (Conservatory) extension with full height glazed windows and doors with insulated and glazed roof sections. The extension will largely sit in the same footprint as the existing patio terrace with a projection of 4.2m and an overall width of 8.3m. Constructed using an Ultraframe pre-fabricated roof, mixed with insulated and solar glazed panels. Windows and doors will be full height, aluminium frames, powder coated white. The extension will have an eaves height of 2.4m and a maximum ridge height of 3.5m.

Plans & documents considered:

Site Location Plan

Block/Site Plan

Existing Floor Plan

Existing Front Elevation

Existing Left Side Elevation

Existing Rear Elevation

Existing Right Side Elevation

Proposed Base Plan

Proposed Floor Plan

Proposed Left Side Elevation

Proposed Rear Elevation

Proposed Right Side Elevation

Received by the Local Planning Authority on 30th May 2024

3. RELEVANT PLANNING HISTORY

980741-Roof Conversion and Single storey front extension-Permitted July 1998

890839-Single Storey Rear and Side Extension to enlarge Lounge and form new Kitchen,

Dining, Bedroom and Double Garage-Permitted April 1992

4. CONSULTATIONS

The following addresses were consulted by letter.

172 Corwen Road, Tilehurst,
174 Corwen Road, Tilehurst
170 Corwen Road, Tilehurst
6 Gratwicke Road, Tilehurst
176 Corwen Road, Tilehurst
162 Corwen Road, Tilehurst
166 Corwen Road, Tilehurst
164 Corwen Road, Tilehurst
160 Corwen Road, Tilehurst
168 Corwen Road, Tilehurst

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 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)

SPG/SPD

A Design Guide to House Extensions SPG 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 positioned to the rear of the property, not readily visible from the public domain. The proposal is predominantly a Conservatory and it should be noted under Permitted Development Rights for Householders, a detached property can accommodate an extension of this scale (up to 8m for a detached property) under a HPA application so long as no objections are received. Notwithstanding, officers do not consider the proposed rear extension will be harmful to the character or appearance of the property or the wider streetscene due to its location and subservient nature.

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 proposal is for a single storey extension only with a maximum ridge height of 3.5m, which is not considered to be overbearing to neighbours given single storey nature and distance to side boundaries. The property retains a large garden space to the rear and officers do not consider the proposal to be harmful to the residential amenity of neighbouring properties or the host property.

The proposal is considered compliant with policies CC8 & 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
M3