

DELEGATED APPLICATION REPORT

Ward: Kentwood Ward

App Ref: PL/24/0773 Householder planning permission

Address: 3 Larissa Close, Tilehurst, Reading, RG31 6LE

Proposal: Proposed first floor front extension over the existing garage.

Applicant: Dahiya Homes Ltd

Received date: 2024-06-14

Target Decision date: 2024-08-09

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site is a two storey detached dwelling with a single storey front extension. The property is on the east of the Larissa Close, on a cul-de-sac. It is not a listed building, nor does it fall within a conservation area. The surrounding area is predominantly residential.

Site Visit: 26 July 2024



2. PROPOSAL AND SUPPORTING INFORMATION

The planning permission is sought for the erection of a first floor front extension over the existing single storey front extension. The proposed first floor development would follow the existing first floor southern structure and feature a mono-pitched roof. It would extend approximately 3.4m in depth and width. One window would be installed in the front elevation. All proposed materials are to match those of the existing.

Further the communication with the agent, following revised plans are under considerations:

Drawing No: A101 R. B – Existing Floor Plans

Drawing No: A102 R. B – Existing Elevations

Drawing No: A103 R. B – Existing Coloured Elevations

Drawing No: A201 R. B – Proposed Floor Plans

Drawing No: A202 R. B – Proposed Elevations

Drawing No: A203 R. B – Proposed Coloured Elevations

Drawing No: A100 R. B – Existing Site & Block Plans

Received 9th August 2024.

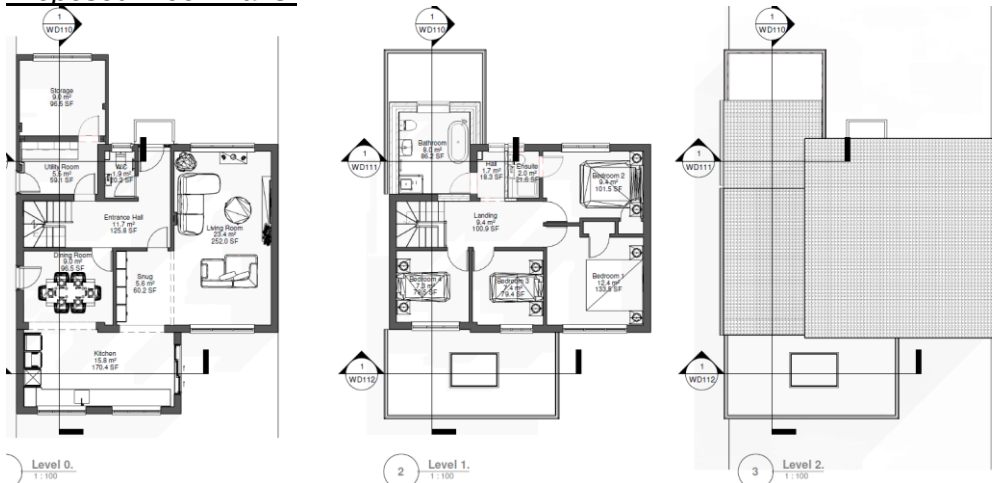
Existing Floor Plans:



Existing Elevations:



Proposed Floor Plans:



Proposed Elevations:



3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

Internal consultation:

Transport consultee:

It would appear from the submitted plans that the garage has been previously converted into a storage/utility room. The proposed first floor extension does not change the existing parking arrangements and therefore there are no Transport objections to this application.

Public consultation:

The following addresses were consulted by letter:

- 87, Armour Hill, Tilehurst, Reading, Berkshire, RG31 6JH
- 89, Armour Hill, Tilehurst, Reading, RG31 6JH
- 5, Dudley Close, Tilehurst, Reading, RG31 6JJ
- 6, Dudley Close, Tilehurst, Reading, Berkshire, RG31 6JJ
- 4, Larissa Close, Tilehurst, Reading, RG31 6LE
- 85, Armour Hill, Tilehurst, Reading, RG31 6JH
- 5, Larissa Close, Tilehurst, Reading, RG31 6LE
- 83, Armour Hill, Tilehurst, Reading

One objection letter of representation has been received as follows:

Privacy to our home as we live in a bungalow and now that the trees have been removed, we do not feel safe anymore, as before we felt we had security and felt safe. We feel unprotected and scared. On top of all this there now is a Rat infestation coming from the property at 3 Larissa close.

Planning Officer Note: Rat issues are not material to the planning consideration. Other relevant material planning matters are assessed in the report below.

5. LEGAL AND PLANNING POLICY CONTEXT

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.

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)

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 proposed first floor front extension would follow the existing first floor structure, featuring a lower roof than the existing highest ridgeline, which would accord with guidance in the Reading Borough Council Design Guide to House Extensions SPD (2021). Additionally, the proposal is not considered out of character with the existing dwellinghouse and neighbouring properties on the street, considering its matching materials, well-organised windows, matching roof form to the host dwelling and its cul-de-sac position. Furthermore, the proposed width and depth would be 3.4m, which overall appears proportionate to the host dwelling.

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 separation between neighbouring properties is considered to effectively minimise concerns regarding the impact on neighbouring amenity. The proposal would follow the existing first floor structure along the boundary line of large rear garden of 87 Armour Hill, a significant distance away from the main property. The absence of windows to the side elevation is also considered favourable as it mitigates the likelihood for the potential for privacy concerns to this neighbour.

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

Use of roof restricted

Obscure glazing