

DELEGATED HOUSEHOLDER APPLICATION REPORT

App Ref: PL/24/0963

Address: 2 Otter Court, Reading, RG2 8SR

Proposal: Double story side extension

Case Officer: Sian Hickey

Applicant: Manzoor Hussain

Date received (valid from): 29/07/2024

Target decision date: 23/09/2024

1. SITE DESCRIPTION

The application site is a two storey, end of terrace property located on Otter Court in Whitley. The surrounding area is predominantly residential.

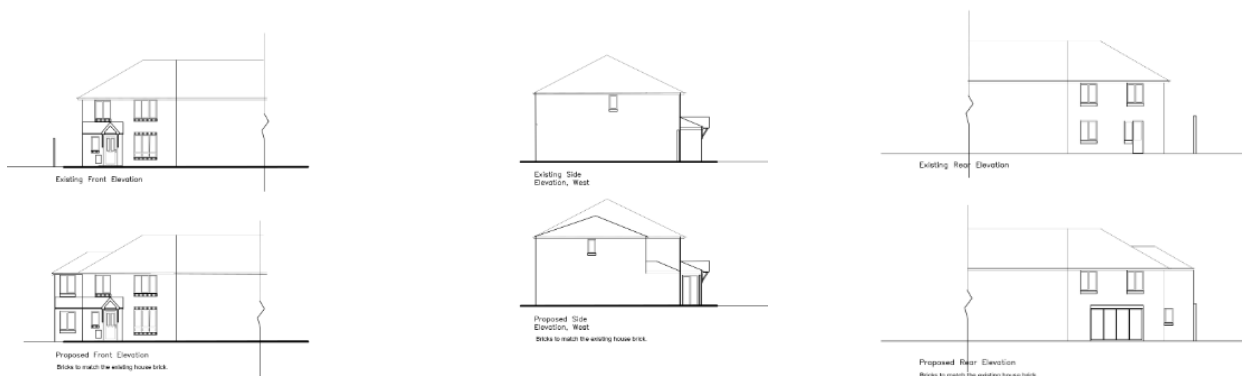
Site visit date: 7th August 2024



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the erection of a part two storey, and part single storey side extension. The side extension would have a width of 1.82m and a depth of 9.43m. It would be set back from the front elevation at first floor level and set down from the existing ridge of the main house. It would have a hipped roof to match the main dwelling. Matching bricks and roof tiles would be used for the proposed development.

Existing and Proposed elevation plans and block plan:





Plans/documents considered:

Location Plan received 1st August 2024

Drawing No. 02 - Existing and Proposed Ground Floor Plan received 1st August 2024

Drawing No. 03 - Existing and Proposed First Floor Plan received 1st August 2024

Drawing No. 04 - Existing and Proposed Elevation Plans received 1st August 2024

Drawing No. 05 - Existing Block and Roof Plan received 1st August 2024

Drawing No. 06 - Proposed Block and Roof Plan received 1st August 2024

Arboricultural Survey received 12th September 2024

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

The following addresses were consulted by letter.

3 Otter Court, Reading, RG2 8SR

10 Salford Close, Reading, RG2 8SA

12 Salford Close, Reading, RG2 8SA

14 Salford Close, Reading, RG2 8SA

16 Salford Close, Reading, RG2 8SA

Letters of representation have been received as follows: None

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)

EN12 (Biodiversity and the Green Network)

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.

In terms of scale, the width of the proposed two storey side extension would be less than half the width of the original house, and the roof would be significantly set down from the existing main roof. It is, therefore, considered that the proposed extension would be subservient and there would be sufficient space to facilitate the extension.

In terms of design, the proposal is considered acceptable. The proposed materials would be to match existing materials. The roof of the first-floor side extension would be hipped so that it would be consistent with the roof design of the original house. As such, it is not considered that the proposal would be detrimental to the street scene or the host dwelling.

Overall, it is considered that the proposals would not be harmful to the character of the house or neighbouring properties and would comply with Policy H9, C7 and the SPD.

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.

Given the distance between the proposed side extension and all neighbouring properties, there would be no identified risks of the proposed development appearing overbearing. There are also no identified risks in relation to loss of sunlight/daylight. With regards to privacy and overlooking, one small window would be located in the first-floor side elevation of the proposed extension, a condition is attached to ensure this window would be obscure glazed. Although there is an existing first floor side facing window in this elevation currently, it is considered appropriate to include this condition as the built form would be brought closer to the neighbours. The amount of remaining amenity space would be acceptable.

Trees

The tree survey provided concludes that the proposed development falls outside of the root protection areas of nearby trees. The trees fall outside of the application site and the existing boundary fences provide some protection.

Ecology

Ecology did not wish to be consulted on this application with regards to impact on bats as the property is an end-of-terrace dwelling. Furthermore, the property does not fall within an area of identified biodiversity interest on the RBC Local Plan Proposals Map.

Transport

The proposal will retain the existing driveway/parking arrangements, there would be no loss of parking bay or change to the existing access arrangements onto the highway.

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:

Time limit
Approved plans
Materials
Obscure glazing