

DELEGATED APPLICATION REPORT

Ward: Tilehurst

App Ref: PL/24/0906 Householder planning permission

Address: 67 PARK LANE, TILEHURST, READING, RG31 5DP

Proposal: First-floor rear and single storey side & rear extensions

Applicant: MR AND MRS GARY WHEELER

Received date: 2024-07-22

Target Decision date: 2024-09-24 (EXT)

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site is a two storey detached property with a hipped roof, while the existing two storey rear extension has a catslide roof. No. 65 Park Lane is an orthodontics practice located to the north of the application site. Park Lane is to the west of the site. The property is not a listed building, nor does it fall within a conservation area. The surrounding area consists of large detached and semi-detached dwellings.

Site visit date: 29 August 2024

2. PROPOSAL AND SUPPORTING INFORMATION

The planning permission is sought for the erection of a first-floor rear extension and single storey side and rear extensions. The proposed first-floor rear extension, with a gable roof, would follow the existing pattern of the first-floor southern element at the back but would be smaller in scale. The proposed single storey side and rear extensions would extend across the entire rear and side walls of the main house, projecting approximately 3m and 2m respectively, wrapping around the corner. The proposed ground-floor extensions would feature a flat roof with one rooflight at the rear and three small rooflights at the side. No side windows are proposed. The proposal includes one rear-facing sliding door on the ground floor and two rear-facing windows on each of the two floors. The proposed side extension is intended to be used as a garage store and utility room, while the rear extension would integrate with the existing dining area. All proposed materials are to match the existing.

Further to the communications with the agent regarding the drafting errors, following revised plans received on 17th September 2024:

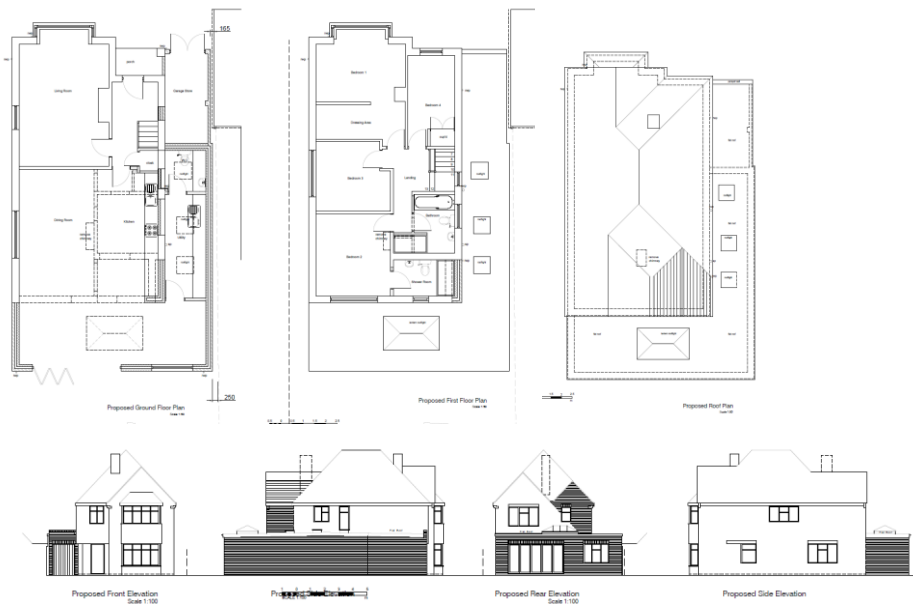
- Drawing No. 67PL.MP01 Rev. A – Existing Plan and Elevations (including Location Plan & Block Plan)
- Drawing No. 67PL.MP02 Rev. A – Proposed Plan and Elevations (including Proposed Block Plan & Location Plan)
- Drawing No. 67PL.MP03 – Existing and Proposed Roof Plans

Existing Plans and Elevations:





Proposed Plans and Elevations:



3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following were consulted:

Ecology

Upon further review of the photos of the rear of the building provided by the agent, particularly where the extensions would be, the ecology consultee confirmed no objections from an ecological point of view.

The following addresses were consulted by letter:

- 22 Lansdowne Road, Tilehurst, READING, RG30 4QU
- 20 Lansdowne Road, Tilehurst, READING, RG30 4QU
- 67 Park Lane, Tilehurst, READING, RG31 5DP
- 65 Park Lane, Tilehurst, READING, RG31 5DP
- 69 Park Lane, Tilehurst, READING, RG31 5DP

No letters of representation have been received.

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 and Guidance

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)

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 rear extension is considered to complement the original house in terms of gable roof design, angle of pitch, and symmetry to the original first-floor southern rear extension. Additionally, the depth of the proposed single storey rear extension is only 3m, which falls within the guidance of the Design Guide to House Extensions SPD 2021. Both extensions would mainly be situated at the back of the house, making them invisible from the street scene. While the proposed side extension would be visible from the street, it is considered acceptable given the spacious front driveway and the commonality of similar designs in the vicinity. All proposed materials would match those of the existing. Although the total enlargement of the rear extension is large in scale - combining the proposed first-floor rear extension with the ground-floor rear and side extensions - the application site is considered capable of accommodating this size of development due to its spacious outdoor garden. Furthermore, the local area consists of large detached and semi-detached houses similar to the application site, and as such, there is no significant harm to the character of the host dwelling and the local environment. The proposal is therefore considered to comply with the Policies H9 and CC7 of the Reading Borough Local Plan (2019) and the Design Guide and to House Extensions SPD 2021 overall.

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 overbearing, privacy, overlooking or blocking sunlight and daylight to no. 69 Park Lane, given that the proposed rear extension would be set back from the shared boundary, and no side windows are proposed on the ground floor. Additionally, no significant changes are proposed to the first floor adjacent to the no.69. Although the proposed works could potentially overshadow or be overbearing to no.65 due to its bungalow nature, it is considered acceptable as the property serves as an orthodontics practice. Following a phone call with the manager of Park Lane Orthodontics on 20/9/2024, it was confirmed that the entirety of no. 65 Park Lane is used as an orthodontics practices. Since no side windows are proposed, there is no risk to privacy or overlooking for No. 65.

Therefore, the proposal overall 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:

Time Limit

Approved Plans

Materials (To Match)

Use Of Roof Restricted