

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Church

App Ref: 240723/HOU

Address: 70 Cressingham Road, Reading, RG2 7JS

Proposals: Proposed single-storey front/side porch extension, and retrospective single-storey side extension, increased roof height of rear extension, and alterations to arrangement of windows and doors in rear and side elevations.

Case Officer: Sian Hickey

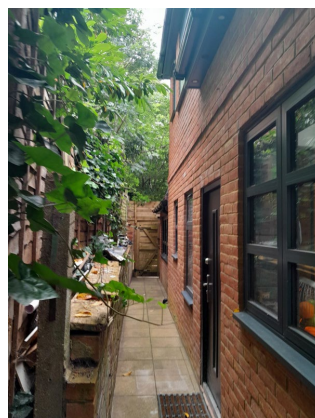
Applicant: Mr B Shib

Date received (valid from): 4 June 2024 **Target Decision date (ext):** 1 October 2024

1. SITE DESCRIPTION

The application site is a semi-detached dwelling with a hipped roof. The surrounding area is residential in character, comprised of detached and semi-detached dwellings of various styles and design. While the site itself is relatively flat, the highway rises steeply in an easterly direction. There is an existing single storey rear extension.

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission was previously granted at the site under reference 210199 for part one, part two storey side and rear extensions and the erection of a front porch. Permission was granted on 24/ 5/2021 and the proposal has been part implemented. There are some discrepancies between the approved plans and what has been built. Therefore, planning permission is sought retrospectively for the amendments which consist of a single-storey side extension, an increased

roof height over the single storey rear extension, and alterations to the arrangements of the windows and doors in the rear and side elevations.

The previously approved porch has not been constructed, and planning permission is also sought under the current application for a single-storey porch extension at the front of the property, slightly wrapping around to the side elevation to adjoin to the existing single storey side extension.

Plans considered

Location Plan

Drawing No. RG27JS-PP-102 rev A - Existing Elevations

Drawing No. RG27JS-PP-101 rev A - Existing Floor Plans

Drawing No. RG27JS-PP-105 rev B - Tree Survey

Drawing No. RG27JS-PP-104 rev B - Proposed Elevations

Drawing No. RG27JS-PP-103 rev B - Proposed Floor Plans

3. RELEVANT PLANNING HISTORY

170420 - Rear extension measuring 4.5m in depth, with a maximum height of 3m, and 2.44m in height to eaves level. Notification of the construction of an extension under class A Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. - PRIOR APPROVAL NOT REQUIRED

200227 - Rear extension measuring 6m in depth, with a maximum height of 3.2m, and 3m in height to eaves level. Notification of the construction of an extension under class A Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. - WITHDRAWN

200573 - Single storey rear, side and front extension. - PERMITTED

210199 - Part one, part two storey side and rear extensions and erection of front porch. - PERMITTED

211090 - Certificate of Lawfulness for Proposed erection of an outbuilding in the back garden. - CERTIFICATE GRANTED

211691 - Minor amendment to conditions 2 and 3 of planning permission 210199 to amend the materials from brick to white render on the side elevations of the approved development. - AGREED

4. CONSULTATIONS

The following addresses were consulted by letter.

68 Cressingham Road, Reading, RG2 7JR

68A Cressingham Road, Reading, RG2 7JR

53 Cressingham Road, Reading, RG2 7RX

72 Cressingham Road, Reading, RG2 7JS

Flat 3, 49 Cressingham Road, Reading, RG2 7RX

Flat 2, 49 Cressingham Road, Reading, RG2 7RX

Flat 3, 51 Cressingham Road, Reading, RG2 7RX

Flat 2, 51 Cressingham Road, Reading, RG2 7RX

Flat 1, 51 Cressingham Road, Reading, RG2 7RX

Flat 1, 49 Cressingham Road, Reading, RG2 7RX

Letters of representation have been received as follows:

One letter of objection was received from the neighbouring property regarding the previously approved development not being built in accordance with the approved plans. The concerns relate to privacy/overlooking issues and overbearing effects.

Officer note: these concerns are explored in more depth below.

Discussions with agent

Officers had concerns with the original plans submitted as it was considered that the single storey ground floor wrap-around element at the front of the property would harm the character of the dwelling at the front, because the distinction between the front elevation and the side elevation would be lost.

Subsequently, the agent provided amended plans illustrating a 300mm setback on the side to create a distinction between the front and side elevations.

RBC Transport

The proposed works do not change the existing parking arrangements. The site is serviced via an existing vehicle crossing. Plans do not state if there are any changes proposed; should any alterations are required a license from the Highways Department will be required.

RBC Natural Environment

This site is part of the Green Link as identified by policy EN12, it benefits from extensive tree vegetation in the rear garden and from a group of trees on the frontage / eastern boundary with no. 68, which provide privacy. The development's impact on trees should, therefore, be assessed as part of this application.

We have no concerns with regards to the trees in the rear garden, however the trees on the eastern boundary with no. 68 are within falling distance to the proposed extension.

A Tree Location Plan indicating the location of these trees should be submitted as per our validation checklist and we should secure a very brief Arboricultural Method Statement to confirm what tree works, if any, are needed to enable development.

Planning officer note: Further to the comments above, the agent provided a Tree Survey.

The Natural Environment officer reviewed the details of the tree survey and provided the following comments: In terms of impact on the root system, Google Street View imagery shows the area is surfaced with pavers - if these are retained, we have no concerns regarding this matter. The trunks of the trees are shown as on the neighbouring property on the Tree Survey Drawing and Google Street View show some boundary fence/boarding is providing some protection - again, there are no concerns regarding this matter. If the agent confirms that no tree works are necessary (i.e. some tree works have already been carried out to provide clearance), then we have no further comments and the application is supported in terms of trees.

Planning officer note: A revised Tree survey (ref 105A) was submitted confirming that no tree works are necessary for the proposed development.

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)
TR3 (Access Traffic and Highway-related Matters)
TR5 (Car and Cycle Parking)
EN12 (Biodiversity and the Green Network)
EN14 (Trees, Hedges and Woodlands)

SPD

Design Guide to House Extensions (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.

Previously approved plans (210199/HOU):



Proposed under current planning application (240723):



With regards to the retrospective single storey side extension, the scale and nature of the extension is considered acceptable, and it integrates well with the previously approved extension with materials to match.

At the rear of the property, the height of the single storey element of the extension is greater than the height previously approved and the arrangement of windows and doors has been amended. The scale and design of the rear extensions is considered acceptable, and officers have no objections to the size and positioning of the windows and doors incorporated within the design.

At the front of the property a single-storey porch extension is proposed, slightly wrapping around to the side elevation of the property to adjoin to the existing single storey side extension. The proposed porch extension would project beyond the existing front elevation of the property to the same depth as the previously approved porch, however, the width and the roof form are different. The side access to the rear of the property would still be retained. It is not considered that the proposed porch extension would cause harm to the appearance of the host dwelling, moreover, the front of the property is set back from the street and the proposal is not considered to harm the street scene.

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.

Due to the small-scale nature of the proposals and amendments being assessed under the current application, there are no significant concerns from officers in relation to overbearing effects or loss of sunlight and daylight.

At the rear of the property, the overall height of the single storey element of the extension is greater than the height previously approved. The highest point of the roof is over the 6m projection. However, as this element of the extension is significantly set away from the side boundary with no.72 Cressingham Road, and the site is significantly set down from no.68 Cressingham Road, the roof height is not considered to have a detrimental impact on either neighbouring properties. Furthermore, its pitched roof form helps to reduce any impact.

With regards to privacy and overlooking, the size, scale and placement of the windows are considered acceptable. The retrospective side facing windows are single storey in nature and largely screened by the existing boundary treatments. It is worth noting that the rooflights located within the main rear roofslope are likely to be considered permitted development.

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