

DELEGATED APPLICATION REPORT

Ward: Kentwood

App Ref: PL/24/1145 Householder planning permission

Address: 6 FOREST HILL, TILEHURST, READING, RG30 6XE

Proposal: Single-storey front extension and skylights to existing rear ground floor pitched roof.

Applicant: Mrs Rachael Collinson

Received date: 02-09-2024

Target Decision date: 28-10-2024

Case Officer: James Schofield

1. SITE DESCRIPTION

The proposal site is a modern semidetached dwelling. The front elevation has a mature Wisteria growing up it. The dwelling has had a two-storey side extension.

Site visit date: 07/10/2024

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a front porch and the insertion of skylights into an existing rear extension. The garage conversion shown on the plans was considered PD, see history below.

Drwg No. P-01 Existing Ground Floor Plan

Drwg No. 23106.S.PP-02 Existing First Floor Plan

Drwg No. 23106.S.PP-03 Existing Elevations

Drwg No. 23106.S.PP-04 Proposed Ground Floor Plan

Drwg No. 23106.S.PP-05 Proposed First Floor Plan

Drwg No. 23106.S.PP-06 Proposed Elevations

Drwg No. 23106.S.PP-07 Location Plan

Drwg No. 23106.S.PP-08 Block Plan

As received on the 19th of August 2024

3. RELEVANT PLANNING HISTORY

Ref: 970767

Description: Two-storey side extension.

Decision: Permitted on 17/10/1997

Ref: PL/24/0535

Description: Proposed front porch and garage conversion, with rooflight added to the existing rear-ground floor.

Decision: Permitted on 15/08/2024

4. CONSULTATIONS

The site notice was sent to the applicant to be posted on the 6th of September 2024. The following addresses were consulted by letter.

- 11 Grasmere Avenue, Tilehurst, READING, RG30 6XU
- 8 Forest Hill, Tilehurst, READING, RG30 6XE
- 2 Rydal Avenue, Tilehurst, READING, RG30 6XT
- 9 Grasmere Avenue, Tilehurst, READING, RG30 6XU
- 10 Forest Hill, Tilehurst, READING, RG30 6XE
- 4 Rydal Avenue, Tilehurst, READING, RG30 6XT
- 6 Forest Hill, Tilehurst, READING, RG30 6XE

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 2019 onwards

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

H9 (House Extensions and Ancillary Accommodation)

TR1 (Achieving the Transport Strategy)

TR3 (Access, Traffic and Highway-Related Matters)

TR5 (Car and Cycle Parking and Electric Vehicle Charging)

SPG/SPD

A Design Guide to House Extensions SPD 2021

6. APPRAISAL

Character and Appearance

Policy H9 states that alterations to a house will be acceptable where it respects the character of the house in terms of location, materials and design and respects the character and pattern of neighbouring properties and the street as a whole. Policy CC7 also sets out relevant considerations for design.

The appearance of the proposed front porch is sufficiently sympathetic to the host dwelling such that no detrimental impact to its character would result. Furthermore, its location and scale pose no problems. It is noted that it is unfortunate that the Wisteria likely be lost, but this climbing plant is not a tree and does not offer considerable ecological benefits. It is considered that the loss of this plant is outweighed by the utility of the front porch. Accordingly, the proposal satisfies the character considerations of local policies H9 and CC7.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not harm the privacy amenity of neighbouring sites. Policy CC8 states alterations to a house will be acceptable where they will not cause a significant detrimental impact to the living environment of existing or new residential properties.

The size and location of the proposed front porch would ensure the avoidance of any loss of light or overbearingness. The location and angle of the skylights combine with the use of the room to ensure there are no privacy concerns for the host dwelling.

Further to this analysis, the proposal is considered to accord with the aims of local policies H9, H10, and CC8.

Transport

Policies TR1, TR3, and TR5 seek to ensure parking arrangements are appropriate to the accessibility of its location within Reading. These policies seek to ensure that no detrimental impact on the functioning of the transport network result from the proposal. For residential developments, this typically means access and parking arrangements need to be sufficient given this wider context.

In this instance, the loss of the car parking spots resulting from the garage conversion are not problematic as the driveway offers sufficient parking. Furthermore, this has already confirmed to be Permitted Development (ref: PL/24/0535).

As such, the proposal is considered to accord with the aims for local policies TR1, TR3, and TR5.

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:

1. TL1 Standard time limit
2. AP1 Approved plans
3. M1 Materials to match