

DELEGATED APPLICATION REPORT

Ward: Norcot Ward

App Ref: PL/24/1185 Householder planning permission

Address: 220 NORCOT ROAD, TILEHURST, READING, RG30 6AE

Proposal: Construction of a two storey side extension and a front porch. (amended)

Applicant: Mr & Mrs Grant

Received date: 2024-09-10

Target Decision date: 2024-11-05

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site is a semi-detached property with two rear dormers. It faces Norcot Road and is located to the west of Lawrence Road. The plot has a spacious front driveway and a green space in front of it. The surrounding area is composed of large semi-detached dwellinghouses.

Site Visit Date: 10 October 2024



2. PROPOSAL AND SUPPORTING INFORMATION

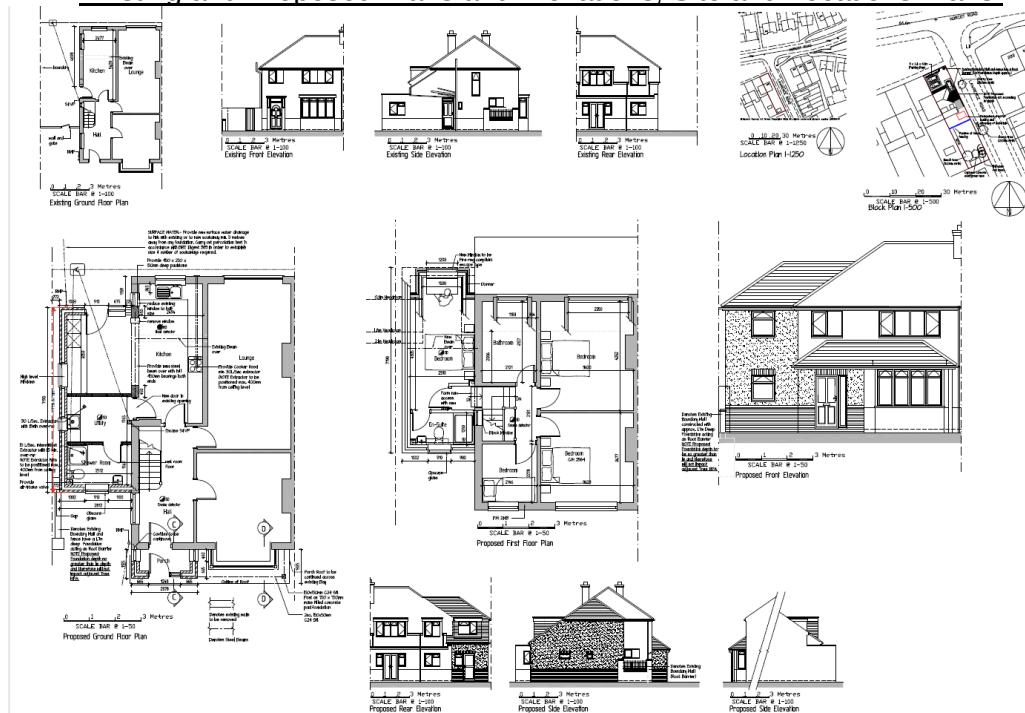
Planning permission is sought for the construction of a two-storey side extension and a front porch. The proposed side extension would be set back from the frontage of the main house, projecting approximately 2.8 meters from the side wall. One rear dormer would be included within the proposed roof. The proposed ridge line would be lowered from the existing one, measuring approximately 6.6 metres in total height and 5 metres in eaves height. The proposed front porch would measure 1.125m x 2.57m x 3.6m (depth x length x maximum height) with a hipped roof. Two side windows are proposed on the ground floor. One rear-facing window would be installed in the proposed rear dormer. A door and an attached window would be installed at the rear and front elevation of the ground floor. Part of the boundary wall would be retained. All proposed materials would match those of the existing.

Plans under consideration:

Drawing No. 01 M – Existing and Proposed Plans and Elevations, Site and Location Plans received on 1 November 2024.

& An email dated 5/11/2024 confirmed that all proposed windows and doors will match those of the existing.

Existing and Proposed Plans and Elevations, Site and Locations Plans:



Relevant Planning History:

- PL/20/1726 – 220 Norcot Road – Single storey side and front porch extension, approved.
- PL/01/1119 – 3 Birch Avenue – Two storey side extension and loft conversion, approved.

3. CONSULTATIONS

The following addresses were consulted by letter:

- 218 Norcot Road, Tilehurst, READING RG30 6AE
- 2 Lawrence Road, Tilehurst, READING, RG30 6BH

No letters of representation have been received.

4. 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
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)

TR5 (Car and Cycle Parking and Electric Vehicle Changing)

EN14 (Trees, Hedges and Woodland)

SPD

Design Guide to House Extensions SPD 2021

Parking Standards and Design Supplementary Planning Document (SPD)

5. 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.

Following communication with the agent, the scale of the rear dormer within the proposed roof has been scaled down to match the two existing ones. The proposed two storey side extension projects only approximately 2.8m from the side wall. The proposed front porch is also small in scale and maintains a reasonable distance from the highway. As such, the proposal is considered acceptable in terms of size and scale. Moreover, considering the moderate scale, the set-down ridgeline, and the significant set-back frontage of the proposed side extension, the proposal is considered proportionate and would not appear overbearing to the existing dwelling. As per the application form and email confirmation dated 5/11/2024 from the agent, it can be confirmed that all proposed materials would match those of the existing property, which would, therefore, respect the character and appearance of the existing dwelling and the local environment. The arrangement of windows and doors, in relation to the host dwelling and adjoining properties, is considered appropriate in terms of size, scale, and placement. It respects the pattern of building frontages and would not detract from 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.

There are no identified risks in terms of blocking light or being overbearing to neighbouring properties, as the proposed two-storey side extension would be adjacent to the pedestrian path and highway, maintaining a significant distance from neighbouring properties. Two side windows are proposed for the eastern wall, which would be secured to be obscure glazed. The usable private outdoor space is considered sufficient following the completion of the proposal.

Parking:

Policy TR5 states that development should provide car parking and cycle parking that is appropriate to the accessibility of locations within the Borough to sustainable transport facilities, particularly public transport.

The site is located within Zone 3, Secondary Core Area, of the Council's adopted Parking Standards and Design SPD. In accordance with the Council's current standards, a 4+ bedroom property in Zone 3 is required to provide 2 off-road parking spaces. The plot has a spacious front driveway, which could easily accommodate two cars. The submitted block plan also illustrates that 3 on-site parking spaces will be provided, served via the existing dropped kerb, which is in accordance with the current standard.

Tree

Policy EN14 states that individual trees, groups of trees, hedges and woodlands will be protected from damage or removal where they are of importance, and Reading's vegetation cover will be extended. The quality of waterside vegetation will be maintained or enhanced.

Following the site visit and communications with the agent, the trees at the bottom of the rear garden and two street trees (Cherry trees) have been plotted on the block plan. As shown on the block plan, the proposed development would not fall within the root protection area. The existing boundary wall, fence, and hard surface could help protect the roots of the cherry tree, which is located on the east side of the site at the top of the verge. The blue line shown on the block plan indicates the position of the temporary herds fencing, creating a Construction Exclusion Zone in the rear garden, which is a positive measure. Therefore, the proposal is considered acceptable in terms of trees, subject to condition L7A to secure the implementation of the proposed tree protection plan.

Overall, the proposal is considered acceptable based on the reasons listed above.

6. 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.

7. RECOMMENDATION

Approve with Conditions

Recommended Conditions:

Approved Plans

Time Limit

Materials (To Match)

Obscure Glazed

Arboricultural Method Statement (As Specified)