

DELEGATED APPLICATION REPORT

Ward: Tilehurst

App Ref: PL/24/1235 Householder planning permission

Address: 3 VICTORIA ROAD, TILEHURST, READING, RG31 5AA

Proposal: Proposed single-storey extension incorporating an assisted living annexe, with a bedroom and living room. New hip to gable roof, roof light to front roof slope and enlarged rear dormer to create compliant loft conversion.

Applicant: Mrs Gill Rafferty

Received date: 2024-09-18

Target Decision date: 2024-11-14

Case Officer: Gary Miles

1. SITE DESCRIPTION

The property is a two storey, bay fronted, semi-detached dwellinghouse built in the 1900's. The property is constructed from part brick and part pebble dash render. The property benefits from a grand gable fronted pitched tiled roof. Victoria Road is a residential street made up of varying types of properties, detached, terraced and semi-detached of varying style and age. The host property has a larger than average south-easterly facing rear garden and private frontage providing off-street parking for 2 or more vehicles. The property is not listed nor within a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal consists of creating a new single-storey rear extension to incorporate an assisted living annexe, with a bedroom and living room downstairs. The extension will also create a large galley kitchen and dining space for the whole family, along with a utility area and a repositioned w/c. The application also includes creating a hip to gable loft extension and an enlarged rear dormer to existing loft room to create a compliant loft conversion with ensuite. The proposal will create a dedicated family focused home for the wider family.

The single storey rear extension will have a projection of 6m and extend across the entire existing rear elevation and slightly beyond the existing northeasterly elevation. The single storey extension will have a maximum ridge height of 3.5m and an eaves height of 3m. The single storey extension will be constructed using brick and flat roofed with a large rectangular roof light allowing light into the main kitchen diner and new window to annexe bathroom which will be obscure glazed, new floor to ceiling window in the north-westerly elevation of the annexe lounge, and a new Velux style window to the front roof slope to bring in natural light to the second-floor stair well. An additional high level window with a cill height of 1.8m will be placed in the north-easterly elevation, giving light to the annexe bedroom.

Plans considered:

Drawing no: 2406 PL01-Location Block and Site Plans, dated Aug 24

Drawing no: 2406 PL02-Existing Ground Floor Plan, dated Aug 24

Drawing no: 2406 PL03-Existing First Floor Plan, dated Aug 24

Drawing no: 2406 PL04-Existing Loft Floor Plan, dated Aug 24

Drawing no: 2406 PL05-Existing Roof Plan, dated Aug 24

Drawing no: 2406 PL06-Existing Front Elevation, dated Aug 24

Drawing no: 2406 PL07-Existing Rear Elevation, dated Aug 24

Drawing no: 2406 PL08-Existing Detached Side Elevation, dated Aug 24

Drawing no: 2406 PL09-Existing Attached Side Elevation, dated Aug 24

Drawing no: 2406 PL010-Existing 3D Floor Plans GF and FF, dated Aug 24

Drawing no: 2406 PL011-Existing 3D Floor Plans SF and WF, dated Aug 24



Drawing no: 2406 PL012-3D Views, dated Aug 24
Drawing no: 2406 PL013-3D Sketch Perspectives, dated Aug 24
Drawing no: 2406 PL014-3D Sketch Sections, dated Aug 24

Drawing no: 2406 PL22-Proposed Ground Floor Plan, dated Aug 24
Drawing no: 2406 PL23-Proposed First Floor Plan, dated Aug 24
Drawing no: 2406 PL24-Proposed Loft Floor Plan, dated Aug 24
Drawing no: 2406 PL25-Proposed Roof Plan, dated Aug 24
Drawing no: 2406 PL26-Proposed Front Elevation, dated Aug 24
Drawing no: 2406 PL27-Proposed Rear Elevation, dated Aug 24
Drawing no: 2406 PL28-Proposed Detached Side Elevation, dated Aug 24
Drawing no: 2406 PL29-Proposed Attached Side Elevation, dated Aug 24
Drawing no: 2406 PL30-Proposed 3D Floor Plans GF and FF, dated Aug 24
Drawing no: 2406 PL31-Proposed 3D Floor Plans SF and WF, dated Aug 24
Drawing no: 2406 PL32-3D Views, dated Aug 24
Drawing no: 2406 PL33-3D Sketch Perspectives, dated Aug 24
Drawing no: 2406 PL34-3D Sketch Sections, dated Aug 24

Planning Statement (Madt) dated 16th Sept 24

Received by the Local Planning Authority 18th September 2024

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

Internal consultees

- Transport Development Control

External consultees

9 Armour Road, Tilehurst, READING, RG31 6EX
Equity House, 4-6 School Road, Tilehurst, READING, RG31 5AL
1a Victoria Road, Tilehurst, READING, RG31 5AA
1 Victoria Road, Tilehurst, READING, RG31 5AA
3a Victoria Road, Tilehurst, READING, RG31 5AA
Flat 1, Francis Court, Armour Road, Tilehurst, READING, RG31 6AB
Flat 2, Francis Court, Armour Road, Tilehurst, READING, RG31 6AB
Flat 3, Francis Court, Armour Road, Tilehurst, READING, RG31 6AB
Flat 4, Francis Court, Armour Road, Tilehurst, READING, RG31 6AB
Flat 7, Francis Court, Armour Road, Tilehurst, READING, RG31 6AB
Flat 8, Francis Court, Armour Road, Tilehurst, READING, RG31 6AB
Flat 9, Francis Court, Armour Road, Tilehurst, READING, RG31 6AB
Flat 10, Francis Court, Armour Road, Tilehurst, READING, RG31 6AB
Flat 11, Francis Court, Armour Road, Tilehurst, READING, RG31 6AB
Flat 12, Francis Court, Armour Road, Tilehurst, READING, RG31 6AB
5 Francis Court, Armour Road, Tilehurst, READING, RG31 6AB
6 Francis Court, Armour Road, Tilehurst, READING, RG31 6AB

No letters of representation have been received.

5. 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.

6. 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)
TR3 (Access, Traffic & Highway-Related Matters)
TR5 (Car & Cycle Parking)

SPG/SPD

A Design Guide to House Extensions SPG

7. 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.

No.19 Victoria Road has a similar extension which projects out past the original side elevation, the extension a no.19 is comparable to this proposal in terms of scale and design effectively setting the precedent.

Many properties in Victoria Road have been subject to extensions, loft conversions and rear dormers, yet officer note that there is no uniform style along Victoria Road, neighbouring properties in their original form vary in design and scale. The extensions and refurbishment work throughout the street also varies in design and scale.

The proposals will be mainly to the rear of the property. The single storey extension will be subservient to the host property. The loft dormer and hip to gable roofline is considered acceptable due to the large gaps between the properties.

In terms of character and appearance, officers consider the proposal is compliant with policies CC7 and H9 of the Reading Borough Local Plan 2019.

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.

The attached neighbour at 3A, has an existing single storey rear extension abutting the boundary with the host property. The extension has a ridge height of approximately 4m and the extension has a projection of approximately 5.5m which will largely screen the proposed 6m rear at 3 Victoria Road.

The property already contains a loft room with small dormer and window. The proposed loft dormer and larger hip to gable roof is considered acceptable.

The proposed roof light in the front roof slope will be above the stair well leading up to the loft conversion. Due to its positioning, officers do not consider the window will be harmful to privacy.

The existing property has a large rear garden, no trees or vegetation was present at the time of my visit. The proposed extensions are considered acceptable for the size of the overall plot.

Officers have reviewed the proposal and do not consider it will have a detrimental effect on residential amenity and is therefore considered compliant with policies CC8 and H9 of the Reading Borough Local Plan 2019.

Transport matters

The property is served via an existing shared dropped kerb leading to an area of hard standing. The site plan illustrates off street parking along the northeasterly side of the property. The volume of parking spaces exceeds the Councils current parking standards however it should be noted that vehicles parked on the drive should not obstruct access for the neighbouring property and shared access.

The proposal has been reviewed by officer and is considered compliant with policies TR3, TR5 and H9 of the Reading Borough Local Plan 2019.

8. 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.

9. RECOMMENDATION

GRANT

TL1
AP1
M3
PD2
PD5
PD6

