

COMMITTEE REPORT

BY THE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 15 July 2020

ITEM NO.

Ward: Kentwood

App No.: 200757/REG3

Address: 67 Lyndhurst Road, Tilehurst, Reading

Proposal: Single storey side extension to provide a single bedroom.

Applicant: Reading Borough Council (Property Services)

Date validated: 3 June 2020

Other Application: 8 week target decision date: 29 July 2020

RECOMMENDATION:

GRANT

Conditions to include:

Standard

1. Time limit for implementation
2. Materials to match
3. Approved plans
4. Parking: retention of one parking space on site

Informatives to include

1. Terms and conditions
2. Building Control
3. Complaints about construction
4. Positive and proactive

1. INTRODUCTION

- 1.1 The application relates to a two storey semi-detached dwelling on the west side of Lyndhurst Road in Tilehurst. The dwelling is on a gradient that slopes downwards towards the road. The area is predominantly residential in character and characterised by semi-detached properties of varying scale and design.



Location plan (not to scale)

- 1.2 This minor application is reported to Planning Applications Committee as it is a Regulation 3 application with the applicant being Reading Borough Council (Property Services).

2. PROPOSAL

- 2.1 Householder planning permission is sought for a single storey side extension to provide an additional bedroom in the detached gap between 67 and 69 Lyndhurst Road. It is proposed to erect a single storey side extension set back by 1m from the front elevation, with a 'lean-to' pitched roof that has a maximum height of 4.7m. The proposed extension would project 2.7m in width from the original side elevation with a depth of approximately 4m.

- 2.2 The external materials of the original dwelling are brick on the ground floor, 'pebbledash' render on the first floor of the original dwelling, with PVC windows and tiles.

- 2.3 The following plans/documents were submitted:

Originally submitted plans - received 4 June 2020

- LYN-P1 Ground floor as existing, Ground floor as proposed, side elevation as existing, side elevation as proposed
- LYN-P2 Existing front elevation, front elevation as proposed, Existing rear elevation, Rear elevation as proposed
- LYN-P3 Existing site plan
- LYN-P5 Location plan
- RBC confidential letter dated 2 June 2020 to explain the extenuating circumstance requirements for the planning application
- CIL form

Amended plan to show retained parking space

- LYN-P4A Proposed site plan May 20 Rev A 29/6/20) - Received 29 June 2020

- 2.4 The proposal is not liable for CIL as the increase in floor area is less than 100sqm.

3. PLANNING HISTORY

- 3.1 None.

4. CONSULTATIONS

- 4.1 Public consultation:

157 Thirlmere Avenue, 66 and 69 Lyndhurst Road have been notified of the application. A site notice was sent to RBC Property Services to be displayed on 18 June 2020.

No responses have been received to date from the public consultation.

- 4.2 Non-statutory

Transport - no objections subject to condition. The comments were as follows:

This application is for the construction of a single bedroom at the side of the property.

The area has a variety of properties of which some are in terraced in nature and do not have any off-road parking. No 67 currently benefits from off street parking served by an existing dropped kerb. Submitted plans illustrate that following the construction of the extension off road parking will be still be retained, therefore Transport do not have any objections to this application.

5. RELEVANT PLANNING POLICY AND GUIDANCE

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy Framework, among them the 'presumption in favour of sustainable development'.

5.2 The application has been assessed against the following policies:

5.3 National Planning Policy Framework

5.4 Reading Borough Local Plan (2019)

Policy CC1 - Presumption in Favour of Sustainable Development

Policy CC7 - Design and the Public Realm

Policy CC8 - Safeguarding Amenity

Policy H9 - House Extensions and Ancillary Accommodation

Policy H10 - Private and Communal Outdoor Space

Policy TR5: Car and Cycle Parking and Electric Vehicle Charging

5.5 Supplementary Planning Guidance

A Design Guide to House Extensions (2003)

Revised Parking standards and designs (2011)

6. APPRAISAL

The main issues for consideration in this planning application are design (with respect to the impact on the host dwelling, the character of the area and the street scene) and parking.

Design

6.1 Due to the relatively modest scale of the single storey proposal on the semi-detached property, it is not considered significantly out of character with the host dwelling or surrounding area. It will be set behind the building line and similar to the set back single storey 'lean to' style at the adjacent property 69 Lyndhurst Road.

6.2 The pitched roof form is similar to the roof of the main house. Regarding materials, the original dwelling is brick on the ground floor, pebbledash on the first floor, with PVC windows and tiles. A condition for materials to be match is recommended for

the proposal to integrate satisfactorily with the character of the host dwelling and visual amenity of the surrounding area.

- 6.3 The host dwelling would retain sufficient amenity garden space to the rear, which is considered adequate for a dwelling of this size and relative to the character of the amenity spaces of surrounding dwellings.
- 6.4 The proposal responds positively to provide accessible and usable accommodation for all potential users so that the dwelling can be used safely and easily.
- 6.5 The proposal is therefore considered to be in accordance with Policy CC7 and H8 of the Reading Borough Local Plan (2019) and the house extensions guidance documents.

Parking

- 6.6 The current parking provision will be reduced from 2 spaces to 1, which is not in accordance with the Council's parking standards. However, in this case, officers consider that given the character of the area and parking patterns, it is appropriate to retain one space only, in order to preserve the grass frontage to the property. RBC Transport Strategy does not object to this, subject to the retention of one parking space on site via a condition.

Impact on neighbouring amenity

- 6.7 The property potentially affected by the proposal is 69 Lyndhurst Road, located to the north of the application site respectively. With relation to no.69, the adjacent property also has a small lean-to side extension, the proposed development would be set off the common boundary by 0.6m. Combining this with the relatively modest scale of the proposed development, it is not considered that the proposed extension would have any significant adverse impacts upon the living environment of the occupiers of no.69 in terms of loss of light or overbearing.
- 6.9 The proposal is therefore considered to be in accordance with Policy CC8 of the Reading Borough Local Plan (2019).

Equalities Act

- 6.10 When determining an application for planning permission the Council is required to have regard to its obligations under the Equality Act 2010. There is no indication or evidence (including from consultation on the application) that the protected groups as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this 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 proposed development.

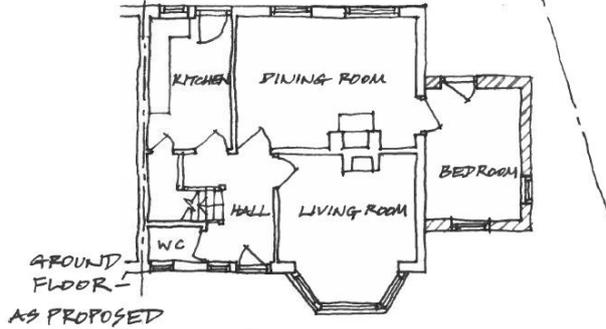
7. CONCLUSION

- 7.1 The proposed development is considered acceptable in planning terms and the grant of permission is recommended for the reasons given above.

Case Officer: Nathalie Weekes

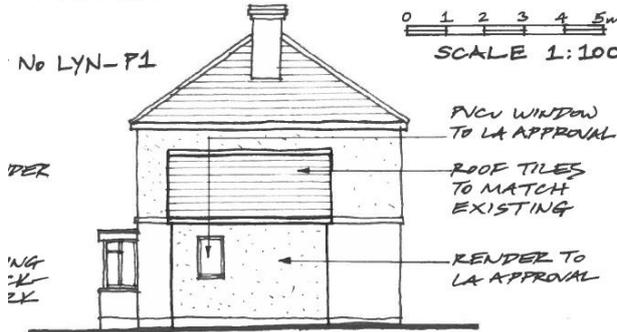


DING RG30 6UE MAY 2020



0 1 2 3 4 5m
SCALE 1:100

No LYN-P1



SIDE ELEVATION AS PROPOSED

67 LYNHURST ROAD
READING RG30 6UE
DRG No LYN-P2
MAY 2020



0 1 2 3 4 5m
SCALE 1:100

Reading
RBC PROPERTY SERVICES



REAR ELEVATION AS PROPOSED