

COMMITTEE REPORT

BY THE EXECUTIVE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 28 APRIL 2021

Ward: Norcot

App No.: 200723/HOU

Address: 8 The Meadway, Tilehurst, Reading RG30 4AH

Proposal: Ground floor extension to provide a single bedroom.

Applicant: Property Services, Reading Borough Council

Deadline: 23/7/2020 - Extended to 29/4/2021

RECOMMENDATION:

GRANT planning permission.

Conditions to include:

1. TL1 time limit - three years
2. In accordance with approved plans
3. M1 materials to match existing

Informatives to include:

1. Positive and proactive
2. Terms and conditions
3. Disturbance during construction
4. Building Regulations
5. No encroachment

1. INTRODUCTION

- 1.1 No. 8 The Meadway is a brick-built, semi-detached property situated on a raised site near the junction of The Meadway with Honey End Lane.



Site Location Plan (not to scale)



Streetview image

2. PROPOSAL

- 2.1 The property is owned by the Council. The application is for the erection of a single storey side extension in order to provide a ground floor bedroom for a disabled Council tenant. As the application has been submitted by RBC Property Services, it is being brought to your meeting for determination.

Submitted Plans and Documentation:

Location plan
Block Plan (1:125)
Proposed Elevations
Proposed plans

3. PLANNING HISTORY

- 3.1 There is no relevant planning history.

4. CONSULTATIONS

- 5.1 The RBC Ecologist was consulted in error. Although this site is within an area of biodiversity potential, the proposals are single storey only and do not involve the main roof of the house where there may be the possibility of bats, therefore the consultation was not technically required. The response of the Ecologist was that as a consequence, there were no objections on ecological grounds.

Public

- 5.2 Letters were sent to Nos. 6 and 10 The Meadway. A site notice was sent out for display. No representations have been received.

Equalities Impact

- 5.3 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.

5. RELEVANT PLANNING POLICY AND GUIDANCE

5.1 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) which states at Paragraph 11 “Plans and decisions should apply a presumption in favour of sustainable development”.

5.2 The relevant policies in Reading Borough Local Plan (November 2019) are:

CC7: Design and the Public Realm
CC8: Safeguarding Amenity
H9: House Extensions and Ancillary Accommodation

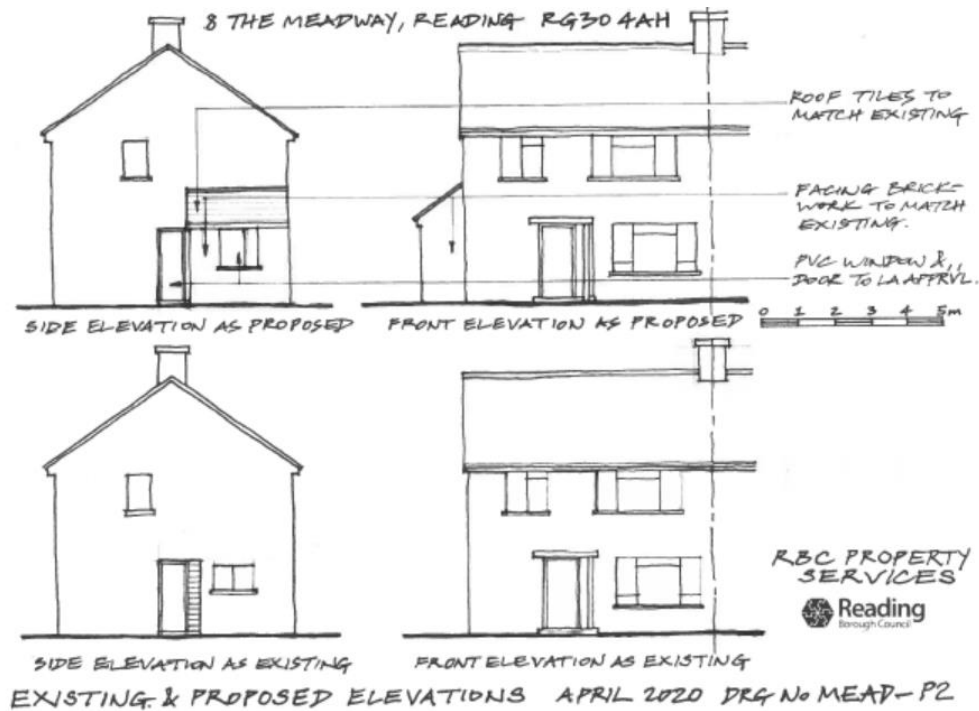
Relevant Supplementary Planning Documents (SPD) are:
A Design Guide to House Extensions (2021)

6. APPRAISAL

6.1 The proposal is a modest, 1.4 metre wide x 2.8 metre long, lean-to side extension near to the front of the property, which would enlarge an existing store room into a ground for bedroom. The proposal appears to be a permitted development, but the applicant has confirmed that they require a planning permission, so this application will be considered against development plan policies, relevant guidance and any other material considerations. The main issues are impact on the host dwelling and streetscene; and neighbour amenity.

Impact on the host dwelling and streetscene

6.2 The property is set back a long way from the road, on a raised site and the pairs of semis are in a staggered building line as The Meadway climbs from east to west. There are a variety of extensions to the sides and front of houses in the vicinity. The extension will come to the front building line (front wall of the house) but not come forward of it. A site visit has not been conducted but from the Streetscene view above it is clear that the location of the extension is at least one metre lower than the ground level to the neighbouring property, No. 10.



- 6.3 The extension would be in a similar style and matching materials can be conditioned accordingly. This is considered to be a visually innocuous and subservient/sympathetic side extension and complies with policies CC7, H9 and the newly-revised extensions guidance.

Neighbour amenity

- 6.4 The nearest property affected is No. 10, the unattached semi and this is set on higher ground and set back from No. 8. The nearest part of that property has itself a single storey side extension which appears to have a front window serving a habitable room. Given the angles, change in ground levels and distance to this window (5 metres away at 45 degrees) impacts in terms of overbearing are not significant. A side window is proposed in the extension (there is one to the current store room also), but there is the change in levels and a circa. 2 metre fence on the No. 10 side, meaning no lateral overlooking would be possible. For the above reasons, the proposal is suitable in terms of neighbour amenity and Policy CC8 is complied with.

Other issues

- 6.5 There is sufficient parking at the property which would in any event not be affected by the proposal.

7. CONCLUSION

- 7.1 This is a modest extension which provides enhanced accommodation for a disabled person and is of a suitable design which causes no issues in terms of neighbour amenity. Permission is therefore recommended.

Case Officer: Richard Eatough