

## COMMITTEE REPORT

BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES  
READING BOROUGH COUNCIL  
PLANNING APPLICATIONS COMMITTEE: 21<sup>st</sup> July 2021

ITEM NO.

Ward: Tilehurst

App No.: 210806/HOU

Address: 47 Beverley Road, Tilehurst

Proposal: Single storey rear extension with internal alterations to add WC

Applicant: Mr. Martin Collier

Date validated: 19<sup>th</sup> May 2021

Extended Deadline: 23<sup>rd</sup> July 2021

26 week Planning Guarantee: 17<sup>th</sup> November 2021

### RECOMMENDATION:

GRANT Planning Permission subject to conditions and informatives.

#### CONDITIONS TO INCLUDE:

- 1) TL1 - 3 yrs
- 2) AP1 - Approved Plans
- 3) M3 - Materials to match

#### INFORMATIVES TO INCLUDE:

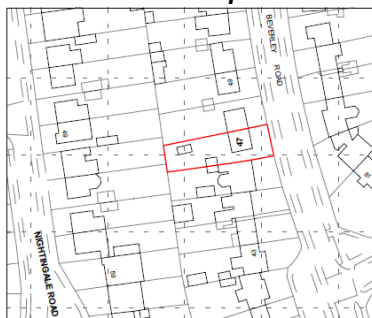
- 1) IF5 - Terms and Conditions
- 2) IF6 - Building Regulations
- 3) IF7 - Complaints about Construction
- 4) IF8 - Encroachment
- 5) IF1 - Positive & Proactive.

## 1.0 INTRODUCTION

1.1 The application site is located on the western side of Beverley Road within a residential area of Tilehurst. It is a two storey semi-detached house as built with a good-sized rear garden. The boundary fence to no. 48 is 2m in height. There is a cherry tree (not protected) 10.4 m from the rear of the house within the garden of no. 48, and adjacent to the boundary with the application site.

1.2 The site is not listed, nor in a Conservation Area.

#### *Location plan*

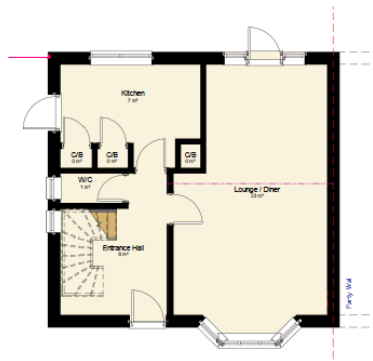


1.3 The applicant is an employee of Reading Borough Council within the Legal team, and therefore, in accordance with the Scheme of Delegation, the application is referred to the Committee.

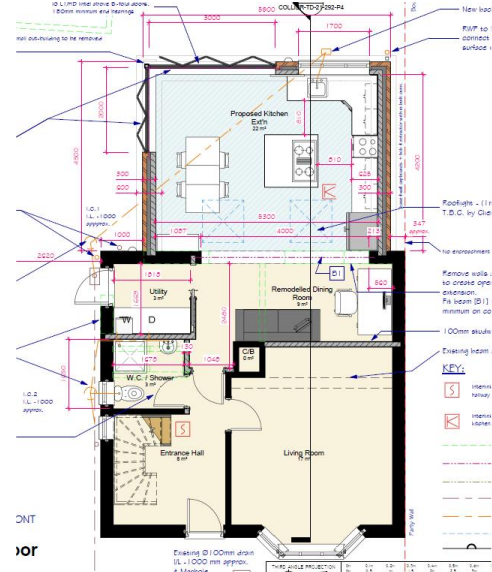
## 2.0 PROPOSAL

- 2.1 The amended proposal is for a flat roof single storey rear extension of 5.9 metres wide, by 4.5m deep and a maximum height of 2.9m with two roof lights. There would be internal reconfiguration of the dwelling to create a utility, wc/shower and reconfigured dining area (shown as a study area), and the extension would create a new kitchen/ diner.
- 2.2 The proposed materials would be to match existing, i.e. facing brickwork, interlocking concrete tiles, white UPVC, and plastic guttering.

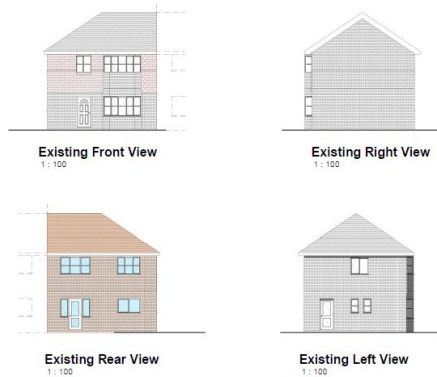
### Existing ground floor plan



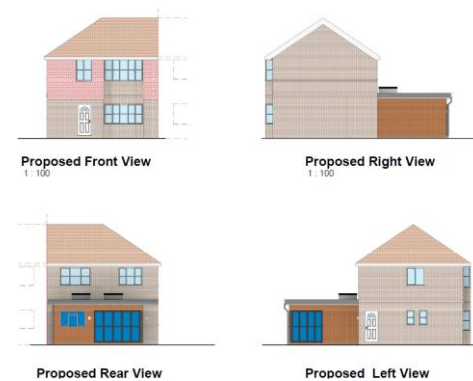
### Proposed ground floor plan



### Existing Elevations



### Proposed Elevations



- 2.3 The Planning Officer sent emails to the agent on 30<sup>th</sup> May 2021, 14<sup>th</sup> June 2021, and 2<sup>nd</sup> July 2021, which resulted in amendments to the scheme and further information as follows:

- Reduction in the maximum height from 4.2m to 2.9m
- Set further from the shared boundary with no. 48
- Change to the roof form from mono-pitched to flat
- Neighbour's tree plotted and Root Protection Area (RPA) shown

### Community Infrastructure Levy

- 2.4 CIL is not chargeable on an extension of the proposed scale.

### Plans and Supporting Documents

2.5 The following plans and supporting documents (included amended) have been assessed as received 19<sup>th</sup> May 2021 (unless otherwise stated):

- Location & Site Plan - Drawing no: COLLIER-TD-21-292-P1 Rev 1A, received 18<sup>th</sup> June 2021
- Existing Elevations - Drawing no: COLLIER-TD-21-292-E1
- Existing Ground Plan - Drawing no: COLLIER-TD-21-292-E2
- Proposed Elevations - Drawing no: COLLIER-TD-21-292-P2 Rev 2, received 8<sup>th</sup> July 2021
- Proposed Ground Floor - Drawing no: COLLIER-TD-21-292-P3 Rev 2, received 8<sup>th</sup> July 2021
- Section 1 - Drawing no: COLLIER-TD-21-292-P4 Rev 2, received 8<sup>th</sup> July 2021

### *Other Documents:*

- Letter from Teknidraft Designs (agent) dated and received 18<sup>th</sup> June 2021

## 3.0 PLANNING HISTORY

None

## 4. CONSULTATIONS

### (i) Statutory

4.1 No statutory consultations were required given the nature of the application.

### (ii) Non-statutory

4.2 None undertaken.

### (iii) Public/ local consultation and comments received

4.3 Nos. 46 and 48 Beverley Road and 51 and 53 Elmstone Drive were consulted, and one objection was received from 48 Beverley Road as follows (based on the originally submitted plans):

- We are concerned about the pitch of the roof on the proposed extension. During the winter months, when the sun is much lower, the height of the pitch will mean that a significant amount of light will be blocked from our downstairs lounge.
- We are concerned that there may be a roof lantern/window in the roof of the extension. We will be able to see directly into the proposed extension from our bedroom window.
- We are concerned that the extension will increase the noise levels from the property particularly during unsociable hours and would like to be assured that appropriate sound proofing measures are being installed.
- We have a number of beautiful shrubs/trees near to the proposed extension. We would like assurance that these will not be damaged in any way.
- We would like assurance that the wall of the extension, that becomes our boundary, is maintained appropriately.

***Planning Officer note: This is not material to the planning decision.***

4.4 A site notice was displayed from 24<sup>th</sup> June 2021 and the expiry will be 15<sup>th</sup> July 2021. An officer recommendation has been possible, because the 21-

day consultation period identified on the neighbour consultation letters has expired. Should any further comments be received following the expiry of the site notice these will be reported in an update

## 5.0 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) - among them the 'presumption in favour of sustainable development'.

5.2 The following local and national planning policy and guidance is relevant to this application:

### National Planning Policy Framework (NPPF)

#### Adopted Reading Borough Local Plan - November 2019

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 EN12: Biodiversity and the Green Network

Policy EN14: Trees, Hedges and Woodland

### Supplementary Planning Guidance/Documents

- Design Guide to House Extensions (RBC, 2021)

## 6.0 APPRAISAL

6.1 The main issues to be considered are:

- (i) Principle
- (ii) Design
- (iii) Residential Amenity
- (iv) Other Matters

### (i) Principle

6.2 Policy CC1 of the Reading Borough Local Plan (RBLP) requires a positive approach to development proposals that reflect the presumption in favour of sustainable development, which lies at the heart of the National Policy Framework (para. 11 NPPF). It goes on to state that *“Planning applications that accord with the policies in the development plan ....will be approved without delay, unless material considerations indicate otherwise....”*

6.3 Paragraph 4.4.74 of the RBLP recognises the contribution that house extensions provide particularly in a dense urban area such as Reading. The principle of the proposed scheme is acceptable subject to meeting the specifics of relevant policies on design and amenity as addressed below.

### (ii) Design

6.4 RBLP Policy CC7: Design and the Public Realm, requires all development to be of a *“high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located.”*

6.5 Specific to the consideration of house extensions is Policy H9, which states:

*“An extension to a house or other householder development will be acceptable where it:*

- Respects the character and appearance of the house in terms of scale, location, materials and design;*
- Respects the character and pattern of neighbouring properties and appearance of the street as a whole in terms of scale, location, materials and design, the arrangement of doors, windows and other principal architectural features and any important existing building line;*
- Does not present an overbearing impact on neighbours or a large blank façade to public areas;*
- Does not result in a loss of biodiversity within gardens. In addition to the above, ancillary accommodation, such as granny annexes, will be acceptable where it would not be capable of operating as a separate dwelling which could be let or sold separately.”*

6.6 The amended scheme would be of an appropriate scale to the host dwelling with a sympathetic design and materials, which would not be overbearing on adjoining neighbours. The depth of the extension at 4.5m would be slightly greater than the Councils’ house extensions guidance of 4m, but the overall height and setting off the boundary are considered to make the scheme acceptable and it would accord with Policy CC7 and H9

**(iii) Amenity**

6.7 Policy CC8 (Safeguarding Amenity) states that development should not cause a significant detrimental impact to the living environment of existing or new residential properties.

6.8 The proposal would provide a modest single storey rear extension to an existing residential property, which would provide enhanced space for the occupants and therefore improve their amenity.

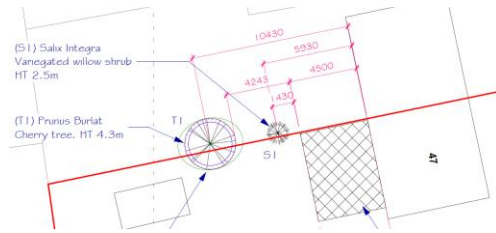
6.9 The overall proposal has been amended during the application period and it is considered that the height, depth and setting off the boundary, minimise any impact on no. 48 and that there would not be a significant detrimental effect on the daylight and sunlight to the nearest habitable room of no. 48. It is not considered that there be a significant loss of privacy arising from the proposed skylights.

6.10 The proposed extension would be ca 3.4m from no. 46 and officers have no concern over the proposal affecting their amenity.

6.11 A significant garden would be retained in accordance with Policy H10.

**Other matters**

6.12 Following the receipt of an objection from no. 48 Beverley Road regarding the impact on trees and shrubs within their garden the officer requested further detail from the applicant. The tree in the neighbour’s garden is not a protected tree and is over 10m from the rear of the properties (to the left hand side of the image below). The applicant provided further information plotting the tree and shrubs and showing the root protection area of the tree. These details demonstrate that the proposed extension would have no impact on the tree or the shrubs.



- 6.65 No trees or biodiversity features would be affected by the proposal and therefore, the scheme is considered to comply with relevant policies CC7, H9, EN12 and EN14.

#### Equalities Impact Assessment

- 6.95 In determining this application the Committee is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, sex, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, gender, and sexual orientation. There is no indication or evidence (including from consultation on the application) that the protected groups have or will have different needs, experiences, issues and priorities in relation to the particular planning application. In terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

## 7. CONCLUSION

- 7.1 Officers have worked positively and proactively with the applicant on this scheme, and amendments have been secured, which are considered to satisfactorily address policy issues to arrive at a supportable scheme. It is therefore, recommended for approval subject to conditions and informatives.

Case Officer: Alison Amoah