

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Battle

App Ref: 231090/HOU

Address: 18 Cranbury Road, Reading, RG30 2XD

Proposals: First floor rear extension above existing ground floor addition

Case Officer: Sian Hickey

Applicant: Mr Craig Knowles

Date received (valid from): 2 August 2023 **Target Decision date:** 27 September 2023

1. SITE DESCRIPTION

The application site is a two storey residential terraced dwelling with an existing two storey rear gable projection and a single storey rear extension. The property falls within an Air Quality Management Area (AQMA). The property is not a listed building, nor is it located in a conservation area. The surrounding area is predominantly residential.

Site visit date: 23/08/2023

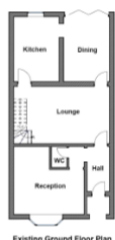
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2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a proposed first floor rear infill extension above the existing ground floor rear addition to replace the existing timber structure. The proposed extension would align with the existing side and rear walls and would have a flat roof. One window would be located in the rear elevation of the proposed extension.

Existing Layout:



Existing Ground Floor Plan



Existing First Floor Plan

Proposed Layout:



Proposed Ground Floor Plan



Proposed First Floor Plan

Plans considered:

Drawing No. PLN101264-01 REV B - Location Plan, Block Plan, Existing and Proposed Floor Plans, and Existing Elevations.

Drawing No. PLN101264-01 REV B - Proposed Elevations.

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

The following addresses were consulted by letter.

23 Kensington Road, Reading, Berkshire, RG30 2SZ
16 Cranbury Road, Reading, RG30 2XD
25 Kensington road, Reading, RG302SZ
20 Cranbury Road, RG30 2XD

Letters of representation have been received as follows: None

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.

5. 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)

SPD

Design Guide to House Extensions 2021

6. 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.

The overall scale of the proposal is considered to be subservient to the original dwelling. The design respects the host dwelling and the proposed materials would match the existing. The extension will be an improvement to the existing timber structure. The neighbouring properties have a variety of rear projections and thus the proposal is not considered to harm the character of the area. Furthermore, as the extension is contained at the rear it will not cause any harm to the existing street scene. The proposal does not increase the existing footprint of the dwelling and therefore sufficient amenity space would be retained.

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 proposed extension is not considered to be harmful in respect of overbearing effects and visual dominance. The extension infills an area between the side wall of the existing two storey projection and the side wall of the existing two storey rear projection at no.16 Cranbury Road. The proposed extension would not protrude further than these existing projections. There are no identified risks in relation to privacy and overlooking, or loss of sunlight and daylight.

7. 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.

8. RECOMMENDATION - GRANT

Recommended Conditions:

Time limit

Materials

Approved Plans