

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Southcote

App Ref: 230132/HOU

Address: 45 Parkside Road, Reading, RG30 2BT

Proposals: Rear Single storey extension. Roof skylights and solar panels

Case Officer: Gary Miles

Applicant: Mr Luke Williams

Date received (valid from): 3 February 2023 **Target Decision date:** 12 May 2023

1. SITE DESCRIPTION

The application site is a 2 storey end of terraced dwelling-house in a row of 6 properties, located on Parkside Road but accessed from Wingrove Road - a quiet cul-da-sac in Southcote ward. The property is constructed using brick and block with white render and a grey tiled pitched roof. The property benefits from a conservatory to the rear constructed circa 20 years ago. The property has a small rear garden which is mainly laid to lawn and a front garden mainly laid to lawn. The property is not listed nor within a conservation area.

Site visit date: 2nd March 2023

2. PROPOSAL AND SUPPORTING INFORMATION

Demolition of existing conservatory. Rear single storey extension with Sedum Green roof and horizontal timber cladding, 2.9m in height with a projection of 3m. 2 no. roof skylights to the front and 1 no. roof skylight to the rear. Solar panels to rear roof.

Plans and documents considered:

45 Parkside Road - Design and Access Statement

Drawing no: P01 - Location Plan - dated 22/01/2023

Drawing no: P02 - Proposed Site Plan - dated 02/08/2022

Drawing no: P03 - Proposed Floor Plans - dated 02/08/2022

Drawing no: P04 Rev A - Proposed Front and Rear Elevations - dated 02/08/2022

Drawing no: P05 - Proposed Side Elevations - dated 02/08/2022

Drawing no: E 01 - Existing Floor Plans - dated 02/08/2022

Drawing no: E 02 - Existing Front and Rear Elevations - dated 02/08/2022

Drawing no: E 03 - Existing Side Elevations - dated 02/08/2022

Received by the Local Planning Authority 3rd February 2023

Wallbarn Green Roofs benefits sheet July 2021

Received by the Local Planning Authority on 3rd May 2023

3. RELEVANT PLANNING HISTORY

031123/FUL - Conservatory - Permitted 8th October 2003

4. CONSULTATIONS

External: the following addresses were consulted by letter.

43 Parkside Road, Reading, Berkshire, RG30 2BT
26 Hollins Walk, Reading, RG30 2BU
24 Hollins Walk, Reading, RG30 2BU

No letters of representation have been received.

Internal: Natural Environment Officer

The Natural Environment Officer was consulted regarding the Sedum Green roof;

'I have no objection to the proposal as the extension effectively replaces the existing one and there are no adjacent trees.

I note that a green roof is proposed, which is positive and the information below has been provided. Unfortunately this is not sufficient.

Please can they provide the full green roof specification and intended maintenance (to avoid condition L1) - information leaflets direct from the intended supplier would be fine for ease'.

The agent supplied the Green Roof specification as per the request of the Natural Environment Officer which mitigates against the use of Condition L1 (Landscaping Small Scale (to be approved)).

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)
EN14 (Trees, Hedges and Woodlands)

SPG/SPD

A Design Guide to House Extensions SPG

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.

Officers believe the proposed skylights, solar panels and rear single storey extension with Sedum Green roof will be acceptable in terms of scale, materials and design. The proposed ridge height is lower than the highest point of the neighbouring single storey rear extension. No objections or comments have been received from the neighbours. The proposal therefore complies with policies H9 and CC7 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.

Officer believe the proposals will not be overbearing to neighbouring properties, the proposed single storey extension has a projection shallower than the existing structure of the adjoining property and has a flat Sedum Green roof. The proposal will not be harmful in terms of light or privacy. The proposed single storey rear extension is effectively replacing an existing structure and as such the amount of amenity space will therefore be the same as it is currently. No objections or comments have been received. The proposal therefore complies with policies H9 and CC8 of the Reading Borough Local Plan 2019.

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:

AP1 (Time Limit)

TL1 (Approved Plans)

M3 (materials in accordance with Wallbarn Green Roofs benefits sheet July 2021) Green Roof Specification