

## **DELEGATED HOUSEHOLDER APPLICATION REPORT**

**Ward: Redlands**

**App Ref: 230326/HOU**

**Address: 70 Donnington Road, Reading, RG1 5ND**

**Proposals: Proposed infill single storey rear extension**

**Case Officer: Gary Miles**

**Applicant: Mr Raj Mahal**

**Date received (valid from): 14 March 2023      Target Decision date: 17 May 2023**

### **1. SITE DESCRIPTION**

The application site is a 3 storey bay fronted Victorian terraced property, located on Donnington Road. The property is constructed of patterned brickwork with grey tiled pitched roof. The property and the surrounding area is predominantly student accommodation. The surrounding area is made up of terraced residential properties of the same age and style. The property is not listed nor within a conservation area.

**Site visit date: 20<sup>th</sup> April 2023**

### **2. PROPOSAL AND SUPPORTING INFORMATION**

Proposed infill single storey rear extension to existing dwelling used as a home of multiple occupation, improvements to accommodation and ground floor communal living areas. Proposal to be constructed to match existing materials, with a flat roof, skylight in roof and French doors to rear.

Plans considered:

Drawing no: RM-Don70:001 - Block Plan - dated March 2023

Drawing no: RM-Don70:002 Site Location Plan - dated March 2023

Drawing no: RM-Don70:003 Existing & Proposed Floor Plans - dated March 2023

Drawing no: RM-Don70:004 - Existing & Proposed Elevations - dated March 2023

Plans received by the Local Planning Authority on 14<sup>th</sup> March 2023

### **3. RELEVANT PLANNING HISTORY**

021153 - Loft Conversion - FUL - Withdrawn April 2009

091009 - Single storey rear extension and addition of 2 dormers to roof - Refused November 2009

091993 - Pre-application advice for proposed single storey rear extension - Observations sent April 2010

100258 - Erection of proposed dormer roof and relocation of ground floor window - Application Refused April 2010

101074 - Certificate of lawfulness for proposed flat-roof dormer - Permitted August 2010

181284 - Certificate of Lawfulness existing use as a small HMO - Permitted November 2018

### **4. CONSULTATIONS**

The following addresses were consulted by letter.

72 Donnington Road, Reading, RG1 5ND

St Lukes Church Hall, Erleigh Road, Reading, RG1 5LU  
68 Donnington Road, Reading, RG1 5ND

No letters of representation have been received.

### **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)

### **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.

The neighbouring property at no.68 has a rear extension of similar design, height and scale. The proposal is to be off-set from the boundary wall with no.68 with the proposed eaves of similar height. The choice of flat roof matches the roof of the existing rear projection and neighbouring property at no.68 Donnington Road.

The proposal is not considered to be detrimental to neighbouring properties in terms of scale, materials, design or location and is therefore considered compliant 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.

The proposal is for a single storey extension only and will not be overbearing or harm privacy or reduce sunlight to either neighbours. The property has a larger than average rear garden and even with the extension, a large proportion of garden amenity space will be retained. The proposal therefore complies with policy 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 (Approved Plans)

TL1 (Time Limit)

M3 (Materials in accordance with details/drawings)