

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Whitley

App Ref: 230383/HOU

Address: 8 Falmouth Road, Reading, RG2 8QR

Proposals: Rear Conservatory

Case Officer: Sian Hickey

Applicant: Mr Richard Fitzsimons

Date received (valid from): 24 March 2023

Agreed Decision date: 02 June 2023

1. SITE DESCRIPTION

The application site is a two storey semi-detached dwelling in a residential area. The property is not a listed building, nor does it fall within a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for rear conservatory. The conservatory would be 2.7m wide and have a depth of 1.6m.



Plans considered:

Location Plan

Block Plan

Drawing No. 001 - Existing and Proposed Floor Plans and Elevations

Received 24th March 2023

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

The following addresses were consulted by letter.

17 Mylum Close, Reading, RG2 8QS
10 Falmouth Road, Reading, RG2 8 QR
6 Falmouth Road, Reading, RG2 8QR

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 SPD 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.

There are a variety of rear extensions and conservatories in the surrounding area, therefore the proposed conservatory would not be considered uncharacteristic. The proposed conservatory is considered acceptable in terms of scale and design. The conservatory would be contained at the rear and would not be visible from the street. Therefore, it is considered that the proposed works would not cause harm to the character and appearance of the existing house or the wider area.

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 conservatory would extend beyond an existing single storey rear extension. The existing extension projections 2.450m from the original rear wall of the dwelling. The proposed conservatory would extend 1.6m beyond the existing extension. The total depth would therefore be 4.05m from the original rear wall. Although the total depth would slightly exceed the guidance within the SPD, it is considered that the site is capable of taking an extension of this size. Furthermore, the conservatory would be stepped in from the side boundary, and the adjoining property at no.6 Falmouth Road also has an existing rear extension measuring approximately 3.4m in depth. Therefore, there are no risks in relation to overbearing effects, loss of sunlight and day light, or privacy and overlooking. There is a significant distance between the proposed conservatory and the other adjoining neighbours.

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

Recommended Conditions:

TL1 - Time Limit

AP1 - Approved Plans

M1 - Materials