

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Norcot

App Ref: 221867/HOU

Address: 100 St Georges Road, Reading, RG30 2RH

Proposals: Erection of single storey extensions to rear of existing dwelling

Case Officer: Marcie Rejwerska

Applicant: Mr Gowda

Date received (valid from): 13 December 2022 **Target Decision date:** 17 February 2023
(ext.)

1. SITE DESCRIPTION

The application site is a mid-terrace two storey property on St Georges Road. The property has a two storey outrigger at the rear which is part of the original design of the property, as well as an existing single storey extension. The surrounding area is predominately residential, comprised of terraces in similar style. The property is not listed nor in a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey rear extension to the existing extension, measuring 1.48m. The proposed extension will have a flat roof and the proposed materials will be to match the existing dwelling. Sliding doors are proposed at the rear elevation as well as two new roof lights.

Plans considered:

149-RG30-200100 Rev.02, Proposed site plan, dated 9 February 2023, received 9 February 2023

149-RG30-200201 Rev.02, Proposed ground floor plan, dated 9 February 2023, received 9 February 2023

149-RG30-200202 Rev.02, Proposed ground floor context plan, dated 9 February 2023, received 9 February 2023

149-RG30-200203 Rev.02, Proposed first floor plan, dated 9 February 2023, received 9 February 2023

149-RG30-200204 Rev.02, Proposed roof plan, dated 9 February 2023, received 9 February 2023

149-RG30-200301 Rev.02, Proposed front elevation, dated 9 February 2023, received 9 February 2023

149-RG30-200302 Rev.02, Proposed rear elevation, dated 9 February 2023, received 9 February 2023

149-RG30-200401 Rev.02, Proposed section AA, dated 9 February 2023, received 9 February 2023

149-RG30-200402 Rev.02, Proposed section BB, dated 9 February 2023, received 9 February 2023

149-RG30-200303 Rev.02, Proposed side 01 elevation, dated 15 February 2023, received 15 February 2023

149-RG30-200304 Rev.02, Proposed side 02 elevation, dated 15 February 2023, received 15 February 2023

149-RG30-100100, Existing site plan, dated 12 December 2022, received 14 December 2022

149-RG30-100201, Existing ground floor plan, dated 12 December 2022, received 14 December 2022

149-RG30-100202, Existing ground floor context plan, dated 12 December 2022, received 14 December 2022

149-RG30-100203, Existing first floor plan, dated 12 December 2022, received 14 December 2022

149-RG30-100204, Existing roof plan, dated 12 December 2022, received 14 December 2022

149-RG30-100301, Existing front elevation, dated 12 December 2022, received 14 December 2022

149-RG30-100302, Existing rear elevation dated 12 December 2022, received 14 December 2022

149-RG30-100401, Existing section AA, dated 12 December 2022, received 14 December 2022

149-RG30-100402, Existing section BB, dated 12 December 2022, received 14 December 2022

Location plan of RG30 2RH, received on 14 December 2022

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter.

87 Shaftesbury Road, Reading, Berkshire, RG30 2QJ

98 St Georges Road, Reading, RG30 2RH

102 St Georges Road, Reading, RG30 2RH

85 Shaftesbury Road, Reading, RG30 2QJ

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 proposal is a modest extension to the existing single storey extension at the rear of the property. The proposal will bring the rear extension in line with the existing extension at the adjacent no. 98 St Georges Road. The design of the extension is sympathetic to the host dwelling and is not considered out of character. The proposal will also not be visible from the street and therefore has no impact on the character of the street scene.

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.

- Privacy and overlooking;
 - No identified risk
- Overbearing effects;
 - No identified risk
- Sunlight and daylight;
 - No identified risk

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

Application Permitted

Recommended Conditions:

TL1

AP1

M1