

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Church

App Ref: 231086/HOU

Address: 148 Linden Road, Reading, RG2 7EH

Proposals: Single storey front extension

Case Officer: Sian Hickey

Applicant: Ms Tamina Kulsoom

Date received (valid from): 1 August 2023 **Target Decision date:** 26 September 2023

1. SITE DESCRIPTION

The application site is a two storey mid-terrace property located in Linden Road. The surrounding area is predominantly residential with Shinfield Road recreation ground at the rear of the site. The property is not a listed building, nor does it fall within a conservation area.

Site visit date: 23/08/2023

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

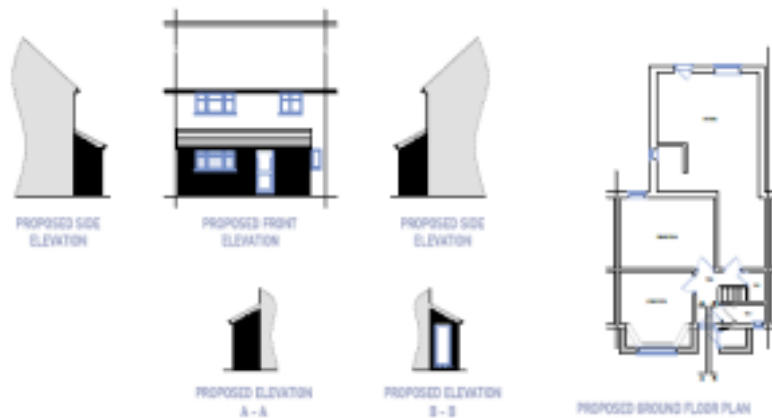
Planning permission is sought for two proposed single storey front extensions with a separation between them for the entrance door. The proposed extensions would have a continuous mono-pitched roof across both. One window would be located in the front elevation and one side door would be located in the smaller extension, this would be used as a storage cupboard for the boiler. The depth of the proposed extensions would be 1.25m.

Plans considered:

Drawing No. 23111.S.PP-03 - Proposed Block Plan received 29th August 2023

Drawing No. 23111.S.PP-02 - Location Plan received 29th August 2023

Drawing No. 23111.S.PP-01 rev A - Existing and Proposed Floor Plans and Elevations received 22nd September 2023



3. RELEVANT PLANNING HISTORY

200789 - Rear extension measuring 6m in depth, with a maximum height of 4m and 4m in height to eaves level. Notification of the construction of an extension under class A Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development)(England)Order 2015. - WITHDRAWN

201092 - Rear extension measuring 6.0m in depth, with a maximum height of 3.0m, and 3.0m in height to eaves level. Notification of the construction of an extension under class A Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. - PRIOR APPROVAL NOT REQUIRED

4. CONSULTATIONS

The following addresses were consulted by letter:

142 Linden Road, Reading, RG2 7EH
 146 Linden Road, Reading, RG2 7EH
 153 Linden Road, Reading, RG2 7EJ
 150 Linden Road, Reading, RG2 7EH

Four letters of support have been received.

Two letters of objection have been received with concerns relating to loss of light and disturbance from building work.

Officer note: Construction noise/disturbance during development is not a material consideration, however, the developer is reminded that the approved development is subject to environmental health law.

RBC Transport

The proposed front extension will result in a reduction of the length of the front garden area that is used for parking and is served via an existing dropped kerb. Although not illustrated on plans, sufficient frontage is being retained to provide off road parking.

There are no Transport objections to this application as existing provision is being retained.

Discussions with agent

Officers had concerns regarding the original plans submitted as the scale of the front extension was not considered to be in keeping with the overall character and appearance of the road. Subsequently, the agent provided amended plans reducing the height of the roof and creating a separation between the brick line to retain a gap for the front entrance door.

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)
TR5 (Car and Cycle Parking)

SPD

Design Guide to House Extensions SPD 2021
Revised Parking Standards and Design SPD 2011

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 not considered out of character as there are a variety of porches and bay projections within the surrounding area. The property opposite the application site at No. 157 Linden Road has a mono-pitched roof over the ground floor bay projection and front entrance door which extends across the full width of the dwelling.

In terms of design the proposal is considered suitable. The roof form and materials would match the main dwelling to respect the character of the property. The proposal would have a modest depth and the overall scale is considered acceptable.

Therefore, the proposals are not considered to cause harm to the host dwelling or the wider 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.

Due to the single storey nature of the proposed front extensions and the depth of 1.25m, it is not considered that the proposed development would have a significant impact on the neighbouring properties in terms of sunlight and daylight, privacy and overlooking, or overbearing effects.

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