

DELEGATED HOUSEHOLDER APPLICATION REPORT

App Ref: 230749/HOU

Address: 45 Kent Road, Reading, RG30 2EJ

Proposals: Erection of a single-storey rear and side extension.

Case Officer: James Schofield

Date received (valid from): 31 May 2023 Target Decision date: 26 July 2023

1. INTRODUCTION

The application relates to a modern two-storey semi-detached dwelling located on the south side of Kent Road. Neighbouring sites include attached No 47 and the garage on Kent Road belonging to 140 Tilehurst Road. The area the dwelling is in is characterised by a mix of several sets of matching detached and semi-detached dwellings, some of which have been extended to the side and rear.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a ground floor rear and side extension for the full width of the site at a depth of 6.6 meters. Plans considered;

Dwg No. 400 Site Block Plan Existing
Dwg No. 401 Site Block Plan Proposed
Dwg No. 100100 Existing Site Plan
Dwg No. 100201 Existing Ground Floor Plan
Dwg No. 100202 Existing First Floor Plan
Dwg No. 100203 Existing Roof Plan
Dwg No. 100301 Existing Front Elevation
Dwg No. 100302 Existing Rear Elevation
Dwg No. 100303 Existing Side 01 Elevation
Dwg No. 100304 Existing Side 02 Elevation
Dwg No. 100401 Existing Section AA
Dwg No. 100402 Existing Section BB
Location Plan
Dwg No. 200100 Proposed Site Plan
Dwg No. 200201 Proposed Ground Floor Plan
Dwg No. 200202 Proposed Ground Floor Context Plan
Dwg No. 200203 Proposed First Floor Plan
Dwg No. 200204 Proposed Roof Plan
Dwg No. 200301 Proposed Front Elevation
Dwg No. 200302 Proposed Rear Elevation
Dwg No. 200303 Proposed Side 01 Elevation
Dwg No. 200304 Proposed Side 02 Elevation
Dwg No. 200401 Proposed Section AA
Dwg No. 200402 Proposed Section BB
As received 31st of May 2023

Dwg No. 200100 Revision-02 Proposed Site Plan
Dwg No. 200201 Revision-02 Proposed Ground Floor Plan
Dwg No. 200202 Revision-02 Proposed Ground Floor Context Plan
Dwg No. 200203 Revision-02 Proposed First Floor Plan
Dwg No. 200204 Revision-02 Proposed Roof Plan
Dwg No. 200301 Revision-02 Proposed Front Elevation
Dwg No. 200302 Revision-02 Proposed Rear Elevation
Dwg No. 200303 Revision-02 Proposed Side 01 Elevation
Dwg No. 200304 Revision-02 Proposed Side 02 Elevation
Dwg No. 200401 Revision-02 Proposed Section AA
Dwg No. 200402 Revision-02 Proposed Section BB
As received 20th of June 2023

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

4.1 Neighbours

The following addresses were consulted by letter.

140 Tilehurst Road, Reading, Berkshire, RG30 2LX
43 Kent Road, Reading, RG30 2EJ
47 Kent Road, Reading, RG30 2EJ

No letters of representation have been received. The applicant and/or their agent submitted a form indicating that a Site Notice was displayed on the 9th of June 2023.

5. 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.

6. 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 Planning Policy

National Planning Policy Framework (2019)
National Planning Practice Guidance

Reading Borough Local Plan (adopted 2019)

CC7 Design and the Public Realm
CC8 Safeguarding Amenity
EN12 Biodiversity and the Green Network
H9 House Extensions and Ancillary Accommodation
H10 Private and Communal Outdoor Space

SPG/SPD

Design Guide to House Extensions SPD (adopted 2021)

7. APPRAISAL

7.1 Principle of Development

The application seeks permission for extensions to an existing dwelling. Such domestic works are supported in principle by Policy H9 (House Extensions and Ancillary Accommodation) of the Local Plan (2019) subject to a number of criteria ensuring the effects of such extensions and alterations respect its context and are not harmful. These considerations will be examined in more detail in the following sections.

7.2 Character, scale and siting

Local Policy CC7 states that, development must be of a high design quality that maintains and enhances the character and appearance of the area in Reading in which it is located. Policy H9 states that an extension will be acceptable where it: respects the character of the house, respects the pattern of neighbouring properties, and does not present a large blank façade to public areas.

The proposed ground-floor side and rear extension is considered to result in an acceptably sympathetic alteration to the character of the existing dwelling. The proposed ground floor side extension is not particularly visible from the street. The design detail and materials proposed appear to be in keeping with that of the original dwelling.

The scale of the proposed changes are considered to be at the upper limit of the allowable footprint relative to the size of the host dwelling. The rear extension at a depth of 6.6 meters far exceeds the SPGs recommended 4 meters. This is justified due to the relative lack of sensitive development at the garage of 140 Tilehurst Road, and following discussions with the Planning Officer resulting in amended plans, the proposal refrains from increasing the depth of development along the boundary with 47 Kent Road. The siting of the proposed changes is deemed acceptable as far as the impact on the garage at 140 Tilehurst Road is concerned.

As such, the proposal does not accord with the aims of policies CC7 and H9 of the Local Plan (2019) with respect to character, scale and siting.

7.3 Amenity

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. Policy H10 aims to ensure suitable private and communal outdoor amenity space is prioritised in development decision. The proposal includes a single-storey rear extension. The SPD 'Design Guide to House Extensions' provides guidance on design considerations for single-storey rear extensions, which outlines that the design should not detract from the existing dwelling, not encroach on a line taken 60 degrees from the mid-point of the nearest neighbouring habitable room, should avoid reducing back-to-back distance for dwellings like these to less than 20 meters, and should not harm common building lines or positive repeating design features.

The extension would, by virtue of its siting and scale, not impede upon on any 60-degree line of sight from neighbouring windows at the ground level. The proposal would not introduce any new windows capable of overlooking neighbouring sites.

The siting and height of the proposed extensions would not result in a sense of overbearingness with potential for significant overshadowing of the most usable part of the garden. Barely half of the existing private outdoor amenity space for the host dwelling would be retained, and as such, this is likely to be the upper limit of the increase in the footprint of the house under adopted policies.

Further to this analysis, the proposal is considered to accord with the aims of policy CC8 and H10 of the Local Plan (2019).▪

7.4 Biodiversity and sustainability

Part 'b' of Policy EN12 indicates that all development sites should not result in a net loss of biodiversity or geodiversity. These aims are supported by Policy H9 which states that an extension will only be acceptable where it does not result in the loss of biodiversity within gardens.

The site does not have any notable vegetation within the proposal site, protected trees or identified Green Links which could be negatively impacted by the proposal.

The proposal is not considered likely to result in a net loss of biodiversity or geodiversity. As such the proposal is considered to accord with the biodiversity and sustainability considerations of Policies H9 and EN12 of the local plan.

8. CONCLUSION

The proposed development has been assessed and the proposed works are in accordance with the above relevant policies and planning permission can be granted.

9. RECOMMENDATION

GRANT

10. CONDITIONS

1. Standard time limit (TL1)
2. Standard approved plans (AP1)
3. Materials to match (M1)
4. No conversion of flat roof to balcony or similar without Planning Application (PD5)