

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Park

App Ref: 221907/HOU

Address: 121 St Peters Road, Reading, RG6 1PG

Proposals: Single storey rear extension.

Case Officer: Marcie Rejwerska

Applicant: Mr & Mrs Timothy & Amy Dawson

**Date received (valid from): 20 December 2022 Target Decision date: 24 February 2023
(ext.)**

1. SITE DESCRIPTION

The application site comprises a semi-detached two storey dwelling on the north side of St Peters Road. The property is set back from the road by way of a paved driveway and has a single garage at the side of the property attached to the host dwelling with a pitched roof. St Peters Road is characterised by detached and semi-detached properties in varying styles. The property is not listed nor in a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey side/rear extension. The extension measures 5m in depth from the rear elevation and 4.85m total width. At the side, the extension measures 1.7m in width, connecting to the rear of the existing garage. The proposed extension will have a pitched roof to match the host dwelling with 4 new velux roof lights. The roof measures 2.64m to the eaves, 3.5m in total height. The proposed extension is set 0.91m off the property boundary. New windows are proposed on both sides and the rear elevation.

Plans considered:

AD.005, Location plan, dated 17 May 2022, received 20 December 2022

AD.004, Block plan, dated 28 April 2022, received 20 December 2022

AD.003, Proposed and existing ground floor plan, dated 7 December 2022, received 20 December 2022

AD.002, Proposed elevations, dated 7 December 2022, received 20 December 2022

AD.001, Existing elevations, dated 7 December 2022, received 20 December 2022

3. RELEVANT PLANNING HISTORY

221123 - 2 storey side and rear extension - Application refused on 25/11/2022

4. CONSULTATIONS

No internal consultations undertaken.

The following addresses were consulted by letter.

119 St Peters Road, Reading, Rg6

123 St Peters Road, Reading, RG6 1PG

124 Wykeham Road, Reading, RG6 1PL

Ground Floor Flat, 128 Wykeham Road, Reading, RG6 1PL
126 Wykeham Road, Reading, RG6 1PL
Top Flat, 128 Wykeham Road, Reading, RG6 1PL

No responses 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 proposed extension is considered acceptable in terms of scale and design. The extension is subservient to the main dwelling and respects its character. The proposal has been scaled down significantly from the applicant's previous refused proposal which adequately resolves the concerns of appearing overbearing. The extension will not be visible from the street and will therefore have no effect on the character of 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.

- Privacy and overlooking;
 - New windows are not considered to pose a risk of overlooking.
- Overbearing effects;
 - The proposed extension is adequately set off the property boundary with the neighbouring property. The roof pitch also contributes to a less overbearing appearance.
- Sunlight and daylight;
 - The proposed extension will cause some loss of light to the rear garden of the neighbouring property, although this is not considered to be an unreasonable amount. The proposal has been amended from the previous submission to resolve this issue, and the scale of the proposal, the pitch of the roof and the distance off the property boundary are all aspects which are considered to positively contribute to mitigating an unreasonable level of overshadowing.

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 PERMISSION

Recommended Conditions:

TL1

AP1

M1

DC1