

DELEGATED PLANNING APPLICATION REPORT

Ward: Redlands

App Ref: 230561/HPA

Address: 98 Cardigan Road, Reading, RG1 5QW

Proposals: Rear extension measuring 4.6m in depth, with a maximum height of 3.3m, and 2.9m 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.

Case Officer: Gary Miles

Date received (valid from): 26 April 2023 Target Decision date: 27 June 2023

INTRODUCTION

Under Class A, Part 1, of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 ("the 2015 Order"), as amended, the following is allowed:

A single storey extension, beyond the rear wall of a terraced house, between 3m and 6m in depth, and up to 4m in height

provided the development is not excluded by virtue of the criteria in Paragraph A.1 of the 2015 Order.

The application site is not within a Conservation Area nor have PD rights been withdrawn or restricted by way of a direction made under Article 4 or condition attached to an express planning permission.

PROPOSAL

The proposed for it to be considered under Paragraph A.1 (g) and accordingly Condition A4 applies.

The agent has provided information on the proposed rear extension. The extension would:

- Extend beyond the rear wall of the original dwelling by 4.6m
- Have a maximum height of 3.3m
- Have a height to eaves of 2.9m

PLANS SUBMITTED

The agent submitted the following drawings received 26th April 2023:

Drawing No: Location and Block Plan

Drawing No: 98 001 - Proposed and Existing Plans and Elevations - dated April 2023

Drawing No: 001 - Block Plan - dated April 2023

NOTIFICATION

In accordance with the relevant provision of the GPDO 2015 Order, the Local Planning Authority notified on 9th May 2023 the adjoining owners and occupiers at the following addresses:

20 Cardigan Gardens, Reading, Berkshire, RG1 5QP
96 Cardigan Road, Reading, RG1 5QW
100 Cardigan Road, Reading, RG1 5QW

The 21-day consultation period expired on 30th May 2023. Two objection letters have been received.

Equalities Impact

In determining this application, the Local Planning Authority has had regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, gender, and sexual orientation.

In terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

Discussions with applicant

Officers have worked positively and proactively to consider this proposal within the prescribed timetable or agreed extension of time. As objections were received a site visit was arranged and undertaken on the 8th June 2023.

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:

Reading Borough Local Plan (2019)

Policy CC7 - Design and the Public Realm

Policy CC8 - Safeguarding Amenity

Policy H9 - House Extensions and Ancillary Accommodation

Design Guide to House Extensions Supplementary Planning Document (2021)

Appraisal

The proposed development has been assessed under Class A, Part 1, of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015, (as amended). In accordance with this legislation, adjoining owners and occupiers have been consulted on the proposal and a representation has been received. The prior approval of the Local Planning Authority is, therefore, required as to the impact of the proposed development on the amenity of the adjoining premises.

Residential Amenity

The proposed extension would extend directly along the boundary with no 96 Cardigan Road. The proposed extension would project 4.6m from the original rear wall of the dwelling and 1.3m from the existing rear elevation of the existing extension. The proposed extension will have a flat roof, with a maximum height of 3.3m, and 2.9m in height to eaves level. The proposal includes one roof window, a replacement window to the rear elevation and a replacement window to the side elevation with obscure glazing mitigating against and privacy issues with no. 100 Cardigan Road.

The overall depth of the proposed rear extension in relation with the neighbouring property at no. 96 Cardigan Road, is considered acceptable as the actual increase in depth is 1.3m. It is not considered that the proposed increase in depth from 3.27m to 4.6m (an increase of 1.3m) will be visually dominant in relation to the neighbours existing extension (as shown on the plans). The neighbouring extension shown on the plans has an obscure glazed window to the rear elevation which serves a bathroom. It is not considered that the proposal for no.98 Cardigan Road will have a detrimental effect on loss of light or loss of privacy to no.96 Cardigan Road and nor to no.100 Cardigan Road.

The existing extension has a pitched roof, whilst the proposal is for a flat roof - the removal of the pitched roof will create more natural light for No.100 Cardigan Road, and mitigates against any tunnelling effect.

The property will still retain a large proportion of outdoor amenity space for socialising.

CONCLUSION

It is considered that the proposed rear extension will not have a detrimental impact on the adjoining properties and the living conditions of the occupants. The proposed rear extension, is therefore considered acceptable in terms of scale and impact on neighbouring properties and thus comply with Policies CC8 and H9 of the Reading Borough Local Plan 2019 and the Design Guide to House Extensions 2021.

DECISION

Notification is given that Prior Approval is not required for the extension proposed under Class A, Part 1, of the 2015 Order.