

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Katesgrove

App Ref: 230899/HOU

Address: 44 Sherman Road, Reading, RG1 2PJ

Proposals: Single storey rear extension

Case Officer: James Schofield

Applicant: Mr Tom Jackson

Date received (valid from): 27 June 2023 **Target Decision date:** 22 August 2023

1. SITE DESCRIPTION

Mid-terrace house in an area where outriggers are not back-to-back/mirrored and each forms an independent ground floor projection into their rear garden.

Site visit date: 10/08/2023

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Single storey rear extension at a depth of 3.9 meters, the full length of the existing outrigger at a height of 2.7 meters. Would infill land between the site's outrigger and that of the neighbouring outrigger at number 46 Sherman Road.

Plans considered:

Location Plan

Site Plan

Drawing No: E FP 3 - Existing Floor Plan
Drawing No: FP 5 - Floor Plan
Drawing No: P FP 4 - Proposed Floor Plan
Drawing No: RE 1 - Rear Elevations
Drawing No: SE 2 - Side Elevations
Flood Risk Document
Drawing List and Bat Statement
As received 28th of June 2023

3. RELEVANT PLANNING HISTORY

None relevant.

4. CONSULTATIONS

The following addresses were consulted by letter.

36 Hill Street, Reading, RG1 2NT
42 Sherman Road, Reading, RG1 2PJ
34 Hill Street, Reading, RG1 2NT
34A Hill Street, Reading, Berkshire, RG1 2NT
46 Sherman Road, Reading, RG1 2PJ

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 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

6. APPRAISAL

6.1 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.

a. 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 rear extension is considered to result in an acceptably sympathetic alteration to the character of the existing dwelling.

The scale of the proposed changes are considered to be acceptable relative to the existing footprint of the house and the size of the plot. It is noted that the 3.9- meter depth of the proposed extension is close to the upper limit discussed as typically being acceptable by the council's adopted *Design Guide to House Extensions SPD*.

The proposed ground floor rear extension would not be visible from the street due to siting behind the house, and this is considered to eliminate any impact on the street-scene.

As such, the proposal accords with the aims of policies CC7 and H9 of the Local Plan (2019) with respect to character, scale and siting.

b. 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 side and 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 atypical layout of the outriggers on the terrace houses of this part of Sherman Road reduce, in this instance due to site characteristics, concerns relating to the 'tunnelling' of terrace houses.

The extension would, by virtue of its siting and scale, not impede upon 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 are sited as such to avoid any potential for creating a sense of overbearingness or overshadowing for neighbouring sites. Lastly, over half of the original private outdoor amenity space for the host dwelling would be retained.

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

c. 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 proposed development site has one well established vine grown over a pergola. While lower parts of the vine have become woody and tree-like, it is not a tree and is not considered to be of particular biodiversity value. As such, no replacement vegetation or landscape plans were sought.

The proposal is considered unlikely to result in a net loss of biodiversity or geodiversity. As such it is considered to accord with the biodiversity and sustainability considerations of Policies H9 and EN12 of the local plan provided the condition is included.

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. Use of roof restricted [PD5]