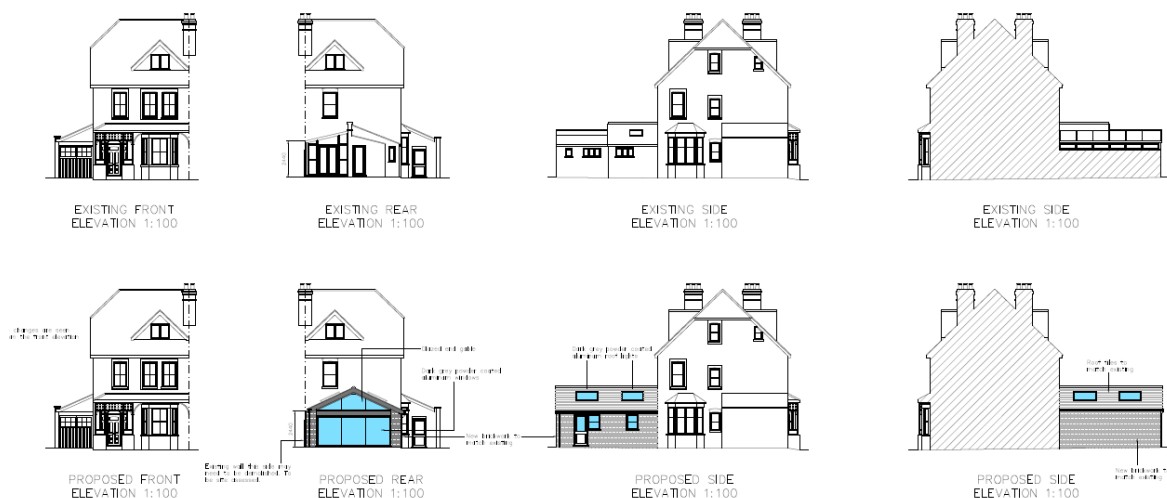




3. RELEVANT PLANNING HISTORY

131609 - Existing flat roof to garage to be replaced with a pitched roof. New internal access to garage. GRANTED

4. CONSULTATIONS

The following addresses were consulted by letter on 19th June 2023:

81 Recreation Road, Tilehurst, Reading, RG30 4UB
7 Sona Gardens, Norcot Road, Tilehurst, Reading
8 Sona Gardens, Norcot Road, Tilehurst, Reading
77 Recreation Road, Tilehurst, Reading, RG30 4UB

One letter of support has been received from number 81 Recreation Road.

No letters of objection 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 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)

SPD

A Design Guide to House Extensions SPD (2021)

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.

Although the proposed rear extension is large in scale, the footprint of the host dwelling would only be increased slightly by the proposal. The proposed extension would replace an existing outrigger and an infill conservatory. Historic mapping records show the existing conservatory was in place in 2013, and information submitted with the application shows photographs of the conservatory in a Home Condition Survey carried out at the property in 2008. Although the proposed 6.740m rear extension exceeds the guidance within the SPD, the depth would be the same as that of the existing. Furthermore, a letter of support has been received from the attached neighbouring resident at no.81 Recreation Road and it is worth noting that a 6m rear extension can be erected via the prior approval process providing there are no objections from the neighbouring properties.

In terms of design, the proposed extension is considered acceptable. The extension would integrate well with the dwelling, the brick work and roof tiles would match the existing. It is considered that the proposal would not be harmful to the character of the dwelling and would improve the appearance of the dwelling at the rear. The extension would not be visible from the road side therefore causing minimal risk to streetscape.

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 its single storey nature, there are no identified risks regarding the proposed rear extension in relation to privacy and overlooking. The extension has been designed so that the pitched roof does not breach the 25 degree angle of light from the centre of the closest habitable window on the ground floor rear elevation of no.81 Recreation Road. In terms of overbearing effects and visual dominance it is not considered to be significantly different to that of the existing arrangement. The proposed extension would have a modest eaves height of 2.440m which would be the same as the existing conservatory and the proposed depth would also be the same. A sufficient distance would remain between the proposed extension and the property boundary with no.77 Recreation Road. The property has a large rear garden and the amount of remaining amenity space is considered acceptable.

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:

TL1 - Time limit

M1 - Materials

AP1 - approved plans