

DELEGATED PLANNING APPLICATION REPORT

Ward: Thames

App Ref: 230249/HPA

Address: 85 Cardiff Road, Reading, RG1 8ES

Proposals: Rear extension measuring 6m in depth, with a maximum height of 2.8m, and 2.8m 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: Sian Hickey

Date received (valid from): 28 February 2023 **Target Decision date:** 10 April 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The application site is not within a Conservation Area nor have PD rights been withdrawn or restricted by way of a direction made under Article 4 or condition attached to an express planning permission.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 proposal falls 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 6m
- Have a maximum height of 2.8m
- Have a height to eaves of 2.8m

PLANS SUBMITTED

The agent submitted the following drawings, received on 28 February 2023:

Drawing No. 02-00 - Existing Block Plan
Drawing No. 03-00 - Existing Floor Plans
Drawing No. 05-00 - Existing Elevation Plans and Section
Drawing No. 02-11 - Proposed Block Plan
Drawing No. 05-10 - Proposed Elevation Plans
Drawing No. 04-10 - Proposed Section
Drawing No. 03-10 - Proposed Floor Plans

Drawing No. 02-00 - Location Plan

PLANNING HISTORY

220876 - Single storey rear extension and addition of rear dormer - Permitted

230047 - Rear extension measuring 6.0m in depth, with a maximum height of 2.98m, and 2.98m in height to eaves level. - Withdrawn

NOTIFICATION

In accordance with the relevant provision of the GPDO 2015 Order, the Local Planning Authority notified on 13th March 2023 the adjoining owners and occupiers at the following addresses:

Flat 2, 83 Cardiff Road, Reading, RG1 8ES

Flat 1, 83 Cardiff Road, Reading, RG1 8ES

87 Cardiff Road, Reading, RG1 8ES

The 21-day consultation period expired on 3rd April 2023. One objection letter has been received from the neighbour at 87 Cardiff Road. The reason for objecting was for loss of the light.

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.

Policies

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, character and appearance of the host house and surrounding area.

Residential Amenity

The proposed extension would extend directly along the boundary with 87 Cardiff Road, projecting to a total depth of 6m. The extension would have a flat roof and the overall height of the new extension would be 2.8m.

Due to the size of the proposed extension and the relationship with the neighbouring property at no. 87 Cardiff Road, it is considered that the proposed extension would be visually dominant. Given that the proposed development would extend along the boundary with the neighbour with a significant depth from the existing rear wall, it would be considered likely to cause an overbearing impact on this neighbour and create a 'tunnelling' effect. The proposed extension would also significantly breach a 60 degree line taken from the centre of the closest rear neighbouring window and due to its depth and height sited directly on the shared boundary and the location of the ground floor neighbouring windows, the proposed rear extension is considered likely to cause a significant reduction in the amount of light received by the adjoining property at no 87 Cardiff Road.

In this regard, it is considered that the proposed rear extension would have a detrimental impact on the adjoining properties and the living conditions of the occupants. The proposed rear extension, therefore, is not considered acceptable in terms of scale and impact on neighbouring properties and thus would conflict with Policies CC8 and H9 of the Reading Borough Local Plan 2019 and the Design Guide to House Extensions 2021. On this basis the proposal is being recommended for refusal. With regard to privacy, as the proposed rear extension would be single storey, it is considered unlikely that the proposal would result in the loss of privacy to the neighbouring properties.

Character and Appearance

With regard to the visual amenity, although the scale of the proposed extension would be noticeable, the impact on the existing house would not be considered detrimental. The proposed extension, by reason of its location, would not be visible to the public realm as such it is considered unlikely to have a detrimental impact on the character and appearance of the wider area. The proposal therefore satisfies the conditions of Policies CC7, CC8 and H9 of the Local Plan and the Design Guide to House Extensions SPD.

Conclusion

This proposal has been carefully considered in the context of the Reading Borough Local Plan 2019 and supplementary planning documents. The proposed single storey rear extension by way of its depth, height and siting on the boundary would result in a visually dominant and overbearing development which would be harmful to the residential amenity of the occupiers of no. 87 Cardiff Road, Contrary to Policies CC8 (Safeguarding Amenity) and H9 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) and the Council's SPD, A Design Guide to House Extensions (2021).

Recommendation - REFUSE PRIOR APPROVAL