

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Coley

App Ref: 230060/HOU

Address: 2 Shaw Road, Reading, RG1 6JX

Proposals: Demolition of existing rear single storey element with a new single storey rear extension with associated internal alterations

Case Officer: Gary Miles

Applicant: Mr T Seward

Date received (valid from): 18 January 2023 **Target Decision date:** 15 March 2023

1. SITE DESCRIPTION

The application site is an early 1900's two-storey semi-detached dwelling-house located on Shaw Road, the property has a larger than average rear garden which is mainly laid to lawn. Since the plans were prepared the garden has been cleared from shrubs and trees as the garden had been let go and the mature tree had become rotten.

The street is characterised by two-storey semi-detached properties, terraced and detached properties and bungalows of varying age and style, constructed using a mixture of red brick, pebble dash and render with red tiled roofs and distinct gaps between the properties. A number of properties have been subject to rear extensions and modernisation.

Site visit date: 16th February 2023

2. PROPOSAL AND SUPPORTING INFORMATION

The proposals include the demolition of the existing rear single storey bathroom and separate conservatory and replacing it with a new single storey rear extension across the width of the property with bi-fold doors and roof light windows in the pitched roof with associated internal alterations.

Plans considered:

Drawing no: 194-1200 - Site Location Plan, Existing Plans & Elevations - dated Jan 23

Drawing no: 194-1205 - Block Plan, Proposed Site Plan & Elevations - dated Jan 23

Received by the Local Planning Authority on 18th January 2023

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter.

4 Shaw Road, Reading, RG1 6JX

38 Carsdale Close, Reading, RG1 6DL

40 Carsdale Close, Reading, RG1 6DL

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 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
Revised Parking Standards and Design SPD 2011
Relevant Conservation Area Appraisal

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 has been sympathetically designed to enhance the existing property. The rear window will be a timber sash window to match existing windows, the bi-fold doors will be aluminium powder coated frames and the shallow pitched roof with interlocking tiles will all enhance the existing property. It is not considered the proposed rear extension will harm the character of the adjoining or neighbouring properties or the wider streetscene.

The proposal therefore complies with policy H9 and CC7 of the Reading Borough Local Plan 2019.

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.

The proposal is for a single storey rear extension only, it is therefore not considered that the proposal will compromise privacy, light, or be overbearing in scale. The garden of the property is larger than average and wraps around one side of the property, a large amount of outdoor amenity space will remain as part of the proposal.

The proposal complies with policy H9 and CC8 of the Reading Borough Local Plan 2019.

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

Recommended Conditions:

AP1
TL1
M1