

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Katesgrove

App Ref: 220910/HOU

Address: 2 Clent Road, Reading, RG2 0ES

Proposals: Single storey rear extension (amended description)

Case Officer: Marcie Rejwerska

Applicant: Mr Pavi Gehlot

**Date received (valid from): 21 June 2022 Target Decision date: 16 November 2022
(ext.)**

1. SITE DESCRIPTION

The application site is a two storey semi-detached dwelling on Clent Road. The property is set back from the road by way of a paved driveway. There is an existing conservatory at the rear, and a standalone single garage at the side of the property. Clent Road is a residential cul-de-sac comprised of semi-detached dwellings in similar character. The property is not listed nor in a conservation area. The site is located within an Air Quality Management Area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey rear extension to replace the existing conservatory. The proposed extension will measure 4m in depth across the width of the main dwelling. The extension will have a pitched roof with 2x proposed roof lights. New windows are proposed at side and rear elevations and a new external door at the rear elevation.

The proposal has been amended from the initial proposal for a part two storey side and rear extension.

Plans considered:

Location Plan

Received 21/6/2022

1149-E Proposed block plan

1149-A Existing plans

1149-D Proposed elevations rear and side

1149-C Proposed elevations front and side

1149-B Proposed plans

Received 4/11/2022

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

Internal consultations:

Transport - The original proposal included removal of the existing garage, request applicant to demonstrate 2 off road parking spaces. No longer applicable as garage now being retained.

External consultations:

The following addresses were consulted by letter.

11 Shenstone Road, Reading, Berkshire, RG2 0DT
3 Clent Road, Reading, RG2 0ES
Flat 2, 1 Clent Road, Reading, Berkshire, RG2 0ES
Flat 3, 1 Clent Road, Reading, Berkshire, RG2 0ES
Flat 4, 1 Clent Road, Reading, Berkshire, RG2 0ES
Flat 5, 1 Clent Road, Reading, Berkshire, RG2 0ES
Flat 6, 1 Clent Road, Reading, Berkshire, RG2 0ES
Flat 1, 1 Clent Road, Reading, RG2 0ES
6 Shenstone Road, Reading, RG2 0DT
4 Shenstone Road, Reading, RG2 0DT

Letters of representation have been received as follows:

3 objections received to the original plans for a part two storey extension citing concerns of overlooking and visual dominance. The proposal was scaled down to resolve this.

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

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 rear extension is proportional and subservient to the main dwelling. A number of other properties on Clent Road, including the adjacent no.1, have similar single storey rear extensions and therefore this proposal is not considered out of character for this area. The proposal will also not be visible from the street and as such does not impact on its wider character. The proposed fenestration respects the main dwelling and the proposed materials will match the existing; the proposal is considered acceptable in terms of design.

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.

- Privacy and overlooking;
 - No identified risk; there is sufficient space between the site and the neighbouring no.3 to mitigate any concerns of overlooking from the proposed side elevation window.
- Overbearing effects;
 - No identified risk; the proposal has been significantly scaled down. The land towards Shenstone Road slopes down resulting in the application site being at a higher level; this is not considered to cause issues of overbearing.
- Sunlight and daylight;
 - No identified risk; the adjacent dwelling has a similarly sized rear extension.

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

Application Permitted

Recommended Conditions:

TL1

AP1

M1