

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Redlands

App Ref: 220383/HOU

Address: 9 Cardigan Road, Reading, RG1 5QL

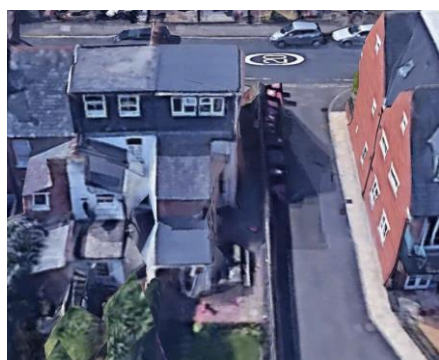
Proposals: 2 storey side extension, single-storey rear flat roof extension which partially replaces and extends upon the existing single storey, first-floor dormer addition to existing first-floor lean-to roof.

Case Officer: Nathalie Weekes

Date received (valid from): 18 March 2022 Target Decision date: 15 June 2022

PROPOSAL AND SUPPORTING INFORMATION

The property is an end of terrace Victorian dwelling with existing entrance to the side of the property. It has already been extended with a loft conversion and single storey rear extension to a length of 5.5m from the rear elevation, abutting the boundary with no 11 Cardigan Road. It is an end of terrace that had an original 3m extension to the rear, it is located adjacent to a block of flats.



The proposed development will enable the ground floor entrance to be relocated on the front elevation. An extension to the existing rear single storey elevation is proposed, extending by 1m to 6.5m in depth and increase in width to 5.3m. The side extension with two storey element with obscure glazed first floor window and front circular window will be approximately 1.35m in width and is set back from the front elevation by 0.5m and set down from the existing roof by 1m. The rear first storey extension will be approximately 2.7m wider than the existing rear extension, with a larger rear window. Materials are to match the existing building.

The property is not a listed building or in a conservation area.

Due to extenuating circumstances a site visit could not be conducted and the agent submitted photos of the site for consideration.

Plans considered:

21125.S.PP-01 Existing ground floor plan

21125.S.PP-02 Existing first floor plan

21125.S.PP-03 Existing second floor plan

21125.S.PP-04 Existing elevations

21125.S.PP-09 Location plan

As received 18 March 2022

21125.S.PP-05 Proposed ground floor plan

21125.S.PP-06 Proposed first floor plan

21125.S.PP-07 Proposed second floor plan

21125.S.PP-10 Proposed elevations
As received 13 June 2022

PLANNING HISTORY

061190 Two storey side and rear extension and single storey rear extension. Permitted 19/04/2006

050141 Two storey side and rear extension and single storey rear extension (re-submission of planning application 04/01423). Refused 5/10/2005

041349 Two storey side and rear extension and single storey rear extension. Withdrawn 19/01/2005

CONSULTATIONS

Public consultations:

The following addresses were consulted by letter.

20 Cardigan Road, Reading, Berkshire, RG1 5QL

6 Forsete Place, Cardigan Road, Reading, Berkshire, RG1 5QB

11 Cardigan Road, Reading, RG1 5QL

64 Eastern Avenue, Reading, RG1 5SF

66 Eastern Avenue, Reading, RG1 5SF

2 Forsete Place, Cardigan Road, Reading, RG1 5QB

18 Cardigan Road, Reading, RG1 5QL

No representations received.

Communications with agent

Concerns regarding the original proposed designs and impact on neighbouring properties were discussed with the agent and amended plans have been submitted to address the concerns raised.

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.

RELEVANT PLANNING POLICY & GUIDANCE

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with policies in 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 current development plan is:

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 (2021)

ASSESSMENT

The proposed rear extension is similar in length to those adjacent and in terms of conforms with the requirement that rear extensions should not be longer than 4 metres in length when measured from the original house. In this case all of these terraced houses have a rear "extended" part at ground and first floor of about 3 metres long so the proposed 6.5m metres long ground floor addition to the back of the "main" house is acceptable. The proposed height to the eaves of the rear extension is 2.55m to a roof height of 2.85m with a central roof lantern. The first floor extension is approximately 0.10m deeper than the room it is replacing and 2.7m wider. A gable roof reduces the impact on the rear first floor window of the adjoining property at 11 Cardigan Road. There are existing windows in the roof dormer and the enlarged rear bedroom window is not considered to result in a significant increase in overlooking. The first floor side window will be opaque glazed.

The amended proposed side and rear extension is considered subservient to the main house and more in keeping with the house and the street scene and on balance, do not have a significant increase in harm resulting from the proposed development when considered in relation to the existing extensions on the boundary with 11 Cardigan Road and works that could be completed under permitted development regulations. Materials and the brick detail will be kept the same to match the existing house.

The proposed development would not be harmful to the character or appearance of the site or its surroundings and would not have a detrimental impact on the amenities of the original building or those of neighbouring properties. As such the proposal is found to be in accordance with Policies CC7 (Design and the Public Realm), CC8 (Safeguarding amenity) and H9 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) and the Council's Supplementary Planning Guidance "A Design Guide to House Extensions" (2021).

RECOMMENDATION:

Grant