

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Park

App Ref: 221123/HOU

Address: 121 St Peters Road, Reading, RG6 1PG

Proposals: 2 Storey side and rear extension

Case Officer: Marcie Rejwerska

Applicant: Timothy and Amy Dawson

Date received (valid from): 29 July 2022
(extended)

Target Decision date: 30 October 2022

1. SITE DESCRIPTION

The application site is a semi-detached two-storey dwelling on St Peters Road. The property is set back from the road and has an existing single garage attached at the side of the property. At the rear, the ground floor kitchen extends past the rear elevation of the main dwelling. There is also an existing lean-to outside the existing dining room. St Peters Road is a residential road comprised of dwelling in varying character. The property is not listed nor in a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission sought for a two storey wraparound extension, to measure 1.6m in width at the side of the property, set into the existing garage. The extension will measure 7.23m in depth / 4m in depth from the rear elevation of the main dwelling, across 4.83 total width. The proposed extension will have a pitched roof to match the main dwelling, with eaves height to match and the ridge set down from the top ridge of the main dwelling. New windows are proposed though out, including 3 side elevation windows, 1 new roof light, and new external sliding doors at side and rear elevations. The proposed finish is render to match the main dwelling. The existing garage to be used as storage.

Plans considered

DN.001 Existing elevations

DN.002 Proposed elevations

DN.003 Existing floor plans

DN.004 Proposed floor plans

DN.005 Existing and proposed roof plans

DN.006 Proposed block and parking plan

DN.007 Location plan

Received 1/8/2022

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter.

119 St Peters Road, Reading, RG6 1PG

123 St Peters Road, Reading, RG6 1PG
124 Wykeham Road, Reading, RG6 1PL
Ground Floor Flat, 128 Wykeham Road, Reading, RG6 1PL
126 Wykeham Road, Reading, RG6 1PL
Top Flat, 128 Wykeham Road, Reading, RG6 1PL

No letters of representation 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

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 is sufficiently set back from the front façade of the dwelling and the top ridge of the roof of the main dwelling. The proposed extension at the rear mirrors a similar extension at the adjoining no. 123 St Peters Road. Taking this into account as well as the varied style of properties on St Peters Road, the proposal is not considered harmful to the outlook of the wider street. The design and matching materials are also considered acceptable, as they complement the character of the main dwelling.

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.

Overbearing Effects

The proposal would present a two storey flank wall to the boundary with the garden of 119 St Peters Road. The combination of height and proximity would have an overbearing effect on this outdoor space, harmful to the amenity of neighbours.

Sunlight and Daylight

The scale and proximity identified above would also have the effect of overshadowing the rear garden of neighbouring no.119 St Peters Road which would be exacerbated due to the positioning and orientation of the proposed development leaving the neighbouring garden with a reduced amount of sunlight resulting in harm to amenity of that garden.

Potential risk of overshadowing to existing rooms on ground and first floor at the rear of the existing house - these are not considered significant.

Privacy and Overlooking

No identified harm due to the proposed first floor west side elevation window being obscure glazed

7. CONCLUSION

The proposed development has been assessed as set out above and is considered to be unacceptable on that basis.

8. RECOMMENDATION

Application Refused

Recommended Reason for refusal

The proposed extension, by reason of its excessive scale and close proximity to the rear garden of the neighbouring dwelling at 119 St. Peter's Road, would be overbearing on and overshadow that garden with consequent harm to the amenity of occupiers of that dwelling. As such the proposal is contrary to Policies CC8 and H9 of the Reading Borough Local Plan (2019).