

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 211965

Address: 1 Maple Gardens, Reading RG2 7NB

Applicant: Jenny Chen

Proposal: Single storey rear extension

Target date: 24/2/2022 (extended)

Case officer: Marcelina Rejwerska

1. Site Description and Surrounding Area:

The proposal site is an end-terrace two storey dwelling on Maple Gardens. The property has a stepped rear elevation, with a rear element extending 1m away from the main dwelling across 4.75m width. Maple Gardens is a residential road with short terraces and semi-detached properties similar in style. The property is not listed nor in a conservation area.

2. Proposal:

Planning permission is sought for a single storey rear extension. The proposed extension would measure 3m in depth across 3.6m width, and 5m depth across the remaining 4.4m. The roof of the proposed extension will be a flat roof with a single roof lantern, measuring a height of 2.97m. All proposed materials to match the existing brick and render.

2.1. Plans Considered:

Existing Plans and Location

Received 7/12/2021

Proposed Plans and Block Plan

Received 21/2/2022

3. Relevant Planning History:

None.

4. Consultation Responses:

4.1. Internal Consultees

None consulted.

4.2. External Consultation

The following addresses were formally consulted via letter on 13/12/2021:

2 Maple Gardens

6, 8, 10 Sycamore Road

Flat A, Flat B 12 Sycamore Road

Flat A, Flat B 14 Sycamore Road

9, 11, 13 Cressingham Road

1 objection received on the basis of difficulty accessing plans on the Council website.

1 comment received citing concerns about proximity of proposal to property boundary - the proposal has been scaled down to reduce impact on amenity for neighbouring properties.

In addition, a site notice was sent to the applicant to be displayed on site.

5. Discussions with applicant/agent

The application has been amended to reduce the depth of the proposed rear extension.

6. 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.

7. Relevant Planning Policy and Guidance

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 Policy Guidance

Reading Borough Local Plan (2019)

CC8 Safeguarding Amenity
H9 House Extensions and Ancillary Accommodation
H10 Private and Communal Outdoor Space

Design Guide to House Extensions - Supplementary Planning Document (2021)

8. Appraisal

8.1. House Extensions and Ancillary Accommodation

In accordance with policy H9: House Extensions and Ancillary Accommodation, house extension proposals are acceptable where it:

- *Respects the character and appearance of the house in terms of scale, location, materials and design*
 - The proposed is considered acceptable in size and scale. Although part of the proposal extends beyond the maximum 4m depth recommended by the Design Guide to House Extensions SPD, a 5m depth is justified as the property abuts rear gardens of properties on Sycamore Road on the east side. This mitigates any concerns about the proposed extension appearing overbearing. On the west side, the proposal has been scaled down to 3m.

- The proposed extension will have a flat roof with a single roof lantern at a height of 2.97m - this is considered acceptable. A condition is recommended to restrict the use of the flat roof.
- All materials will match the existing; the proposal is considered acceptable in terms of design.
- *Respects the character and pattern of neighbouring properties and appearance of the street as a whole in terms of scale, location, materials and design, the arrangement of doors, windows and other principal architectural features and any important existing building line.*
 - Other properties on Maple Gardens have rear extensions, meaning this proposal will not look out of place. The rear extension will also not be visible from the street and will therefore not impact the wider street scene.
- *Does not result in a loss of biodiversity within gardens.*
 - Proposal is unlikely to have a significant impact on biodiversity within rear garden.

8.2. Safeguarding Amenity

This proposal has also been assessed against Reading Borough Local Plan policy CC8: Safeguarding Amenity, which states that proposals are acceptable where they will not cause a detrimental impact on the living environment of existing residential properties with regard to:

- Privacy and overlooking
 - No identified risk of overlooking.
- Access to sunlight and daylight
 - The proposal has been partly scaled down to 3m depth to reduce overshadowing to the adjacent neighbouring property. Therefore, the risk of overshadowing has been addressed and there is no further concern.
- Visual dominance and overbearing effects of a development
 - Although 5m depth is above what is recommended by the Design Guide SPD, this has been justified and is therefore not considered overbearing.
- Harm to outlook
 - The proposal is considered acceptable in terms of scale and design and is therefore not considered to pose a risk of harm to outlook.

8.3. Private and Communal Outdoor Space

This proposal has also been assessed against Reading Borough Local Plan policy H10: Private and Communal Outdoor Space, which states that:

- *Usable outdoor space for houses should be no less than the gross floor area of the dwelling to which it relates.*
 - It is considered that this proposal will not represent an unacceptable loss in private outdoor space.

9. Conclusion

The proposed development has been assessed and the proposed works are considered to be in accordance with the above relevant policies and planning permission can be granted.

RECOMMENDATION: GRANT PERMISSION

Conditions

TL1

AP1

M1

PD5

Informatives