

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Tilehurst

App Ref: 220589/HOU

Address: 66 St Michaels Road, Reading, RG30 4RX

Proposals: Enlargement of existing single storey rear extension

Case Officer: Julie Williams

Date received (valid from): 4 May 2022 Target Decision date: 29 June 2022

Site Description and Surrounding Area

66 St Michaels Road is a semi-detached dwelling. A short two storey rear projection extends part-way across the rear elevation. The dwelling has a single storey rear extension and converted loft, with side and rear dormers. A detached garage is located to the rear of the dwelling. The surrounding area is residential in character. The application site is not within a Conservation Area nor have PD rights been withdrawn or restricted by way of a direction made under Article 4 or condition.

Proposal

Proposed single storey rear extension. The extension would:

- Extend beyond the rear wall of the original dwelling by 4.2m
- Have a maximum height of 3.6m
- Have an eaves height of 2.6m



Proposed Floor Plan & Block Plan

Proposed elevation

Plans Submitted

The applicant submitted the following, received on 20/04/22:

Location plan

Block Plan

Existing Ground Floor Plan

Existing Elevations

Proposed Ground Floor Plan

Proposed Elevations

Photographs

Planning History

220298/HPA single storey rear extension. HPA refused - criteria not met.

Consultations

Statutory or Internal consultations: none required

Public consultations:

The following addresses were consulted by letter and a site notice displayed.

68 St Michaels Road, Tilehurst, Reading, Berkshire, RG30 4RX

3 Woodland Drive, Tilehurst, Reading, RG30 4RT

56 St Michaels Road, Tilehurst

62 St Michaels Road, Tilehurst, Reading, RG30 4RX

58 St Michaels Road, Tilehurst, Reading, RG30 4RX

5 Woodland Drive, Tilehurst, Reading, RG30 4RT

No representations 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.

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 development was found to not meet the relevant criteria for being approved via the HPA route however when assessed against the relevant planning policies and guidance the conclusion is that the flat roofed rear extension 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