

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Minster

App Ref: 200966/HOU

Address: 129 St Saviours Road, Reading, RG1 6EP

Proposals: Single storey side rear and front extensions and two storey rear extension

Case Officer: Julie Williams

Applicant: Mr Farooq Ajmal

Date received (valid from): 8 July 2020 Extended Target Decision date: 11 December 2020

1. INTRODUCTION

The semi property lies set down from the road. It is part of an estate of similar designed properties. Not in conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Proposal began in July by seeking permission for a two storey front extension and a long (7 metres) single storey rear extension with a 3500mm deep first floor extension above. There were a number of concerns raised by neighbours and ward councillor Gittings requested the application be called in to Committee given the concerns.

The case officer advised the agent:

Front projection.

This element of the proposal would introduce a new design to the street that in the context of matching pairs of houses in this part of the street would look out of keeping.

Our policies normally discourage full width single storey front extensions but I am mindful that the neighbouring property was allowed its forward extension to the house and at single storey only on appeal in 2006 (see photo below) so I feel that it would be acceptable to agree to the ground floor being extended forward as proposed by just over 1 metre and by 5.4 metres wide only - with the side extension element not coming further forward than the front elevation of the existing house. The first floor element should be deleted.

Side extension and rear extension

This element would provide a 2.9 m high structure extending just over 16 metres in length along the side boundary with no.131. There is potential for a loss of light to the adjacent property and the sense of overbearing development and I am not clear if the change in ground levels going back would make this feel worse than as appears on the plans.

Single storey rear extensions we would normally advise should not exceed 4 metres from the back of the existing house but the proposed ground floor extension measures just under 7 metres. A reduction in depth back to 4 metres would mitigate the concerns for the new wall on the boundary.

The rear first floor extension extends out by 3.5 metres and while it would appear to not breach normal light angles to adjacent room windows seems to be out of proportion with the main house. A shorter depth (2.5 metres) would look better.

Amended plans were submitted on 25th November addressing all of the above to allow the description of development to be changed to as shown above by deleting the front full height extension.

Plans considered:

AD4394 Sheet 1 - Location Plan and existing plans and elevations - received 9 July 2020

AD4394 Sheet 2 Rev B - Proposed plans, elevations and site plan - received 25 November 2020

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

4.1 The following addresses were consulted by letter in July and re-consulted on 25th November on the amended plans.

131 St. Saviours Road, Coley Park, Reading, Berkshire, RG1 6EP

127 St Saviours Road, Reading, RG1 6EP

4.2 Letters of representation were received raising concerns as described above however on comment following amended plans to confirm no objections to those. Ward Councillors were asked to confirm delegation by 11th December - confirmation 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 Amenities)

H9 (House Extensions and Ancillary Accommodation)

SPG/SPD

- A Design Guide to House Extensions SPG

6. APPRAISAL

H9 states: 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 when it 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; Respects neighbour's amenities and does not present a large blank façade to public areas.

With the amendments to the plans the proposed extension retains the appearance of the house in keeping with its neighbours and significantly reduces the impact on neighbours to a degree that is acceptable.

CC8: Safeguarding Amenity states that 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. The amendments made overcome all previous concerns in this regard and now meets this policy.

7. CONCLUSION

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

8.0 RECOMMENDATION

Application Permitted

