

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Redlands

App Ref: 201011/HOU

Address: 24 Junction Road, Reading, RG1 5SA

Proposals: Single storey rear extension.

Case Officer: Mr David Brett

Applicant: Mr & Mrs Jones

Date received (valid from): 15/07/2020

Target Decision date: 09/09/2020

1. INTRODUCTION

The proposal site is a two-storey middle terraced dwelling located on Junction Road. The surrounding area is considered residential with similarly designed two storey terraced rows.



1. Rear of 24 Junction Road. Photo provided by the agent on 28/07/2020.

A site visit for this application was not possible due to the Coronavirus lockdown. The agent supplied site photos on 28/07/2020. These photos were used for the purpose of determining this application.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is a full width single storey rear extension.

Plans considered:

- Site Location Plan - DPA210-01-P2
- Site Plan - DPA210-02-P2
- Existing Floor Plans - DPA210-04-P1
- Existing Elevations - DPA210-05-P1
- ~~Proposed Plans - DPA210-12-P2~~
- ~~Proposed Elevations - DPA210-13-P2~~

Received on 15/07/2020

- Proposed Plans - DPA210-12-P3
- Proposed Elevations - DPA210-13-P3

Received on 28/08/2020

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

22 Junction Road, Reading, RG1 5SA
26 Junction Road, Reading, RG1 5SA
15 Huntley Court, Reading, RG1 5NW
16 Huntley Court, Reading, RG1 5NW

No consultation responses have been received for this application.

A site notice was displayed from 3rd August 2020, expiring on 24th August 2020 - no responses have been received.

5. 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.

6. 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 (Adopted November 2019)

CC7 Design and the Public Realm
CC8 Safeguarding Amenity
H9 House Extensions and Ancillary Accommodation
H10 Private and Communal Outdoor Space

SPG/SPD

A Design Guide to House Extensions SPG (2003)

7. APPRAISAL

7.1 *House Extensions and Ancillary Accommodation*

In accordance with Reading Borough Local Plan 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 and locations.*
- *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.*

The existing dwelling features a single storey rear extension that has an existing depth of 7.7m. The proposed development would demolish the existing single storey rear extension, and replace with a full width single storey rear extension at a depth of 9.7m. While the depth of the single storey rear extension is considerable, the proposed extension is considered subservient to the existing dwelling. A single storey rear extension of this scale and depth is considered acceptable given the size of the rear garden. The distance from the proposed rear extension to the rear boundary is approximately 24.5m.

The ground to eaves height of the proposed extension is 3.2m, with a ground to eaves height of 3.9m. The proposed walls have been specified as brickwork to match the existing dwelling, while the roof, windows and doors of the proposed extension have not been specified. The proposed extension should utilise matching materials where appropriate to respect the character and appearance of the existing dwelling. The proposed extension is considered appropriate within the context of the surrounding area. As demonstrated on the proposed plan, number 22 Junction Road features a similarly designed single storey rear extension (approved under application 151435) at a similar depth to that proposed at number 24. 26 Junction Road also features a full width single storey rear extension, the proposed extension at number 24 would extend a further 2m beyond the rear wall of the single storey rear extension at number 26.

Overall, the proposed single storey rear extension is considered to respect the character and appearance of the existing dwelling and the surrounding area in terms of appearance and scale. The proposed extension is not considered to infringe any existing important building line to the rear of properties between 22 and 28 Junction Road.

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

- *Does not result in a loss of biodiversity within gardens.*

It is not considered that the proposal would result in a loss of biodiversity within the garden to the point of refusal for this application.

7.2 Safeguarding Amenity

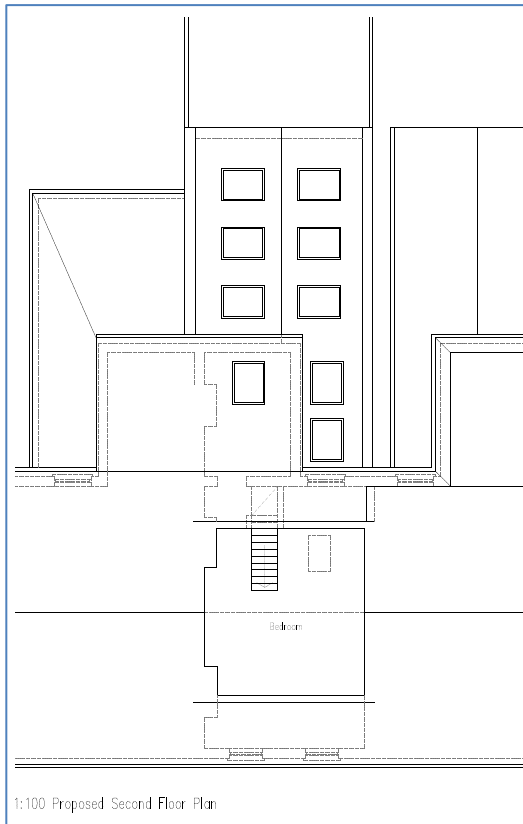
This proposal has also been assessed against Reading Borough Local Plan policy CC8: Safeguarding Amenity, which states that proposals are acceptable where they will not cause a detrimental impact on the living environment of existing residential properties with regard to:

- *Privacy and overlooking*
- *Access to sunlight and daylight*
- *Visual dominance and overbearing effects of a development*
- *Harm to outlook*

The proposed single storey rear extension is not considered to harm the living conditions at 22 Junction Road. 22 Junction Road features a similarly designed single storey rear extension at a depth of 9.7m. The existing single storey rear extension at number 22 has been set off the side boundary to number 24 by 1m, and has no side facing windows. While the proposed extension at number 24 extends to the boundary at number 22, it is considered that the proposed extension would not harm the living conditions at number 22. The proposed development would not result in a loss of light to habitable rooms at number 22. It is also considered that the proposed extension would not appear overbearing to number 22, as the proposed extension does not extend beyond the rear wall of the existing extension at number 22.

With regard to number 26 Junction Road, the proposed single storey rear extension is not considered to harm the living conditions at number 26 to the point of refusal for this application. While the proposed extension does extend 2m beyond the rear wall of the existing single storey rear extension at number 26, it is considered that any potential loss of light would not significantly harm the living conditions to the habitable room that the rear extension serves. The existing rear extension at number 26 is considered a large conservatory that allows for significant levels of light to the room. It is considered highly unlikely that the proposed extension height and depth of extension at number 24 would represent a harmful loss of light to

habitable rooms at number 26. It is also considered that the proposed rear extension would not appear overbearing to number 26 to the point of refusal for this application, due to the depth of the proposed rear extension only extending 2m beyond the existing rear extension at number 26.



3. Proposed rear extension at 24 Junction Road as demonstrated on Proposed Floor Plan.



2. Existing rear elevation of 24 Junction Road.



4. Existing rear elevation of 22 to 26 Junction Road.

7.3 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. As the size of the private outdoor space will still be larger than the usable floor space of the dwelling on the ground floor.

8. 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.

9. RECOMMENDATION

GRANT

10. CONDITIONS

TL1: Time Limit (Standard)

The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

AP1: Approved Plans

The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

- Site Location Plan - DPA210-01-P2
- Site Plan - DPA210-02-P2

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- Proposed Plans - DPA210-12-P3
- Proposed Elevations - DPA210-13-P3

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REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

M1: Materials (To Match)

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policies CC7 and H9 of the Reading Borough Local Plan 2019.

PD2: No New Openings

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) no windows/ openings, other than those shown on the approved plans, shall at any time be placed on the side elevations of the extension hereby permitted without the grant of a separate planning permission from the Local Planning Authority.

REASON: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

11. INFORMATIVES

IF1: Positive and Proactive Working - approval

The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the agreed extended timescale for the decision to be issued.

IF5: Terms

Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

IF6: Building Control

Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

IF7: Complaints about construction

Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

IF8: Encroachment

During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at: www.communities.gov.uk/publications/planningandbuilding/partywall