

**DELEGATED APPLICATION REPORT - Application No:181540**  
**Address: 18 Goldsmid Road, Reading RG1 7YB**  
**Proposal: Single storey side and rear extensions**  
**Case officer: Anthony Scholes**

**Site Description and Surrounding Area:**

The site contains a two-storey detached dwelling fenestrated with a full height circular bay window. The site is to the Northern side of Goldsmid Road, opposite the Grade II listed Reading Synagogue. The site is located within the Russell Street/ Castle Hill Conservation area, which primary contains residential uses.

**Proposal:** The proposal is for a single storey rear and side extension to contain a new kitchen and bathroom, and facilitate reconfiguration of the ground floor internal layout. The proposed side extension is setback 2.6m from the front façade of the dwelling and is 0.2m from the side boundary. The rear portion of the extension is to be 2.13m from the existing rearmost wall, with a total length of the extension (from the front of the proposed side extension) is to be 7.33m. The extension follows the odd shaped block boundary and is setback 0.2m from a rear boundary. The height of the proposed development is to be 2.7m at the lowest point (near the property boundary) and 3.5 at the highest point of the roof. Due to the proximity of the development to the property boundary, no windows are proposed on the walls of the extension, four roof lights are proposed to maximise light penetration into the new kitchen.

Materials have been selected to match those of the existing property.

**Plans Considered**

The agent supplied the following, received on 31 August 2018:  
Drawing No: 251-A2-00 - Existing plans  
Drawing No: 251-A2-01A - Proposal 1A

On 8 November 2018, the agent submitted amended plans following discussions with council:  
Drawing No: 251-A2-02C - Proposal 1C

**Relevant Planning History**

None.

**Consultation Responses**

A site notice was displayed on the property and letters were sent to the owners/occupiers of the adjoining properties:

20 Goldsmid Road;  
20A Goldsmid Road;  
Flats 1-5 16 Goldsmid Road;  
169 Oxford Road; and  
167 Oxford Road  
No responses were received.

The proposal is located within a conservation area (Russell Street/ Castle Street), as such the Conservation Area Advice Committee (CAAC) was consulted. No response has been received from CAAC regarding the proposal.

The Council's transport team was consulted to ensure the changes would not detrimentally affect the road network. No objection was received from transport, an informative for any damage to highways was recommended.

The Council's natural environment team was consulted to ensure no significant vegetation would be affected by the proposed development. No objections were received by natural environment.

### **Summary of discussions with applicant/agent**

The applicant was advised on 8 November to include additional roof lights to reduce the need for artificial light within the extension. Amended plans were received on 8 November with 4no. roof lights. An extension of time was agreed with the agent to 16/11/18.

### **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 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 SDPD is now at a very advanced stage with the Inspector having issued his final report of the Examination of the document on 11<sup>th</sup> September 2012. His report finds that the plan is "Sound". A report is to be presented to Council at its meeting on 23 October 2012 recommending the adoption of the document. The adopted document will incorporate a number of agreed main modifications along with various minor modifications. Therefore the plan is considered to be at a very advanced stage and significant weight should be afforded to its policies.

The following local and national planning policy and guidance is relevant to this application:

Reading Borough Local Development Framework Core Strategy (2008)

CS1 (Sustainable Construction and Design)

CS7 (Design and the Public Realm)

CS33 (Protection and Enhancement of the Historic Environment)

Sites and Detailed Policies Document (Oct 2012)

DM4: Safeguarding Amenity

DM9: House Extensions and Ancillary Accommodation

DM10: Private and communal outdoor space

Supplementary Planning Guidance - A Design Guide to House Extensions (2003)

**Appraisal:**

Sustainable construction and design:

The proposed design has been amended to incorporate roof lights which remove some reliance on artificial light.

Design and the public realm/ Protection and enhancement of the historic environment:

As the proposed development is located within the Russell Street/Castle Hill conservation area, the design of any works where visible from the public realm has the potential to impact on the overall amenity/ appearance of the area. In this instance, the extension is set back from the front building line by 2.6m and has maximum height of 3.5m with a roof slope visible from the street following a similar line of the existing roof. The proposal as setback produces a minimal impact on the streetscene, and with complementary materials, including a timber window proposed, the extension where visible from the street will be modest and not detrimentally impact on the character of the conservation area.

Safeguarding amenity:

Although the proposed extension is proposed to be 0.2m from the adjoining property boundaries, the height at each boundary (being 2.7m) would not materially impact the provision of daylight/sunlight, nor would it present as an overbearing image to the adjoining properties.

House extension and rear amenity space

The materials proposed are to match that of the existing dwelling.

Although the proposed extension reduces the amount of rear amenity space available to the dwelling, the balance area of 32m<sup>2</sup> will provide a sufficient amount of amenity space that is in keeping with the surrounding locality.

**RECOMMENDATION**

**GRANT**

The proposed development would not be harmful to the character or appearance of the site or its surroundings and would not have a detrimental impact on the original building or neighbouring properties. As such the proposed works are considered to be in accordance with CS7 (Design and the Public Realm), CS1 (Sustainable Construction and Design), and CS33 (Protection and Enhancement of the Historic Environment) of the Reading Borough Local Development Framework Core Strategy (2008, Altered 2015), DM4: Safeguarding Amenity, DM10: Private and communal outdoor space, and DM9: House Extensions and Ancillary Accommodation of the draft Sites and Detailed Policies Document (2012, Altered 2015) and the Councils Supplementary Planning Guidance A Design Guide to House Extensions (2003).

Recommended conditions:

TL1 - The standard time limit  
AP1 - Approved Plans Condition  
M1 - Material to match condition  
Custom below - Construction of new window

Informatives relating to:

IF1 - Positive and proactive working - approval  
IF3 - Highways  
IF5 - Terms  
IF6 - Building Control  
IF7 - Complaints about construction  
IF8 - Encroachment

Construction of new window:

The new external window facing Goldsmid Road shall be a white painted timber casement window to match the windows of the existing front facade as shown on the approved plans. The development shall be completed using the approved materials and maintained in perpetuity.

Reason: in the interests of ensuring that the new development appears in keeping with the existing building and preserves and enhances the character and appearance of the Castle Hill / Russell Street Conservation Area, in accordance with Policies CS7 and CS33 of the Reading Borough Local Development Framework Core Strategy 2008 (Altered 2015) and Policy DM9 of the Reading Borough Local Development Framework Sites and Detailed Policies Document 2012 (Altered 2015).