

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Park

App Ref: 240135/HOU

Address: 115 Whiteknights Road, Reading, RG6 7BB

Proposals: Single storey rear extension

Case Officer: James Schofield

Applicant: Mr Leonard Ustinov

Target Decision date: Originally 19 April 2024; Extension of time agreed until 31 May 2024

1. SITE DESCRIPTION

The proposal site is a detached dwelling on a relatively long and wide plot. The houses to either side have outbuildings and extensions along the boundary with the footprint of the proposed rear extension. The proposal site includes a conservatory.

Site visit date: 21/03/2024

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

The proposal originally included a two-storey side extension, however, this was later removed following on from discussions between the agent and the Planning Officer.

The proposal under consideration under this application is a single storey rear extension at a depth of 5 metres and a width of 9.5 metres. Plans considered;

Drawing No. 115WR/100 Existing Floor Plans and Elevations

~~Drawing No. 115WR/101 Proposed Floor Plans and Elevations (Superseded)~~

~~Drawing No. 115WR/101 Site and Location Plan (Superseded)~~

As received on the 2nd of February 2024

Drawing No. 115WR/101A Proposed Floor Plans and Elevations

Drawing No. 115WR/102A Site and Location Plan

As received on the 18th of April 2024

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter.

113 Whiteknights Road, Reading, RG6 7BB
113a Whiteknights Road, Reading, RG6 7BB
17 Holmes Road, Reading, RG6 7BH
117 Whiteknights Road, Reading, RG6 7BB

No letters of representation have been received.

Ecology

The Council's Ecology consultant indicated that they did not think any harm was likely to result to protected species, including bats, and as such no bat survey or further action would be required.

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 2023
National Planning Practice Guidance 2014

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
H9 (House Extensions and Ancillary Accommodation)
EN12 (Biodiversity and the Green Network)

SPG/SPD

A Design Guide to House Extensions SPG

6. APPRAISAL

Character and Appearance

Policy H9 states that 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 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. Policy CC7 also sets out relevant considerations for design.

The proposed ground-floor rear extension would be large, extending near on the width of the plot. However it would be single storey in nature with materials to match which is appropriate. The plot is large and it is considered that the site can accommodate the extension without resulting in a cramped appearance or overdevelopment of the plot.

It is considered to result in an acceptably sympathetic alteration to the character of the existing dwelling due to its location to the rear of the dwelling. It is noted that the extension would be glimpsed from the front elevation, behind the garage. Given the set back from the main road, no harm is considered to arise.

In design terms, the siting and scale of the proposed extension are only deemed acceptable due to the sheer size of the plot and the large size of the house.

As such, the proposal does not accord with the aims of policies CC7 and H9 of the Local Plan (2019) with respect to character, scale and siting.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. Policy H10 seeks to ensure that the amenity of gardens and other outdoor areas are not compromised. Policy CC8 states 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 neighbouring properties potentially most affected by the proposals are No's 113 and 117 Whiteknights Road located to the north west and south east of the site respectively. The presence of relatively large outbuildings and extensions to both neighbouring properties along the boundary with number 115 Whiteknights Road would eliminate the otherwise unneighbourly impact this proposal would have on neighbouring amenity. However, due to these site specific circumstances, this is not the case in this instance.

The extension would not, by virtue of its siting and scale, impede upon a 45-degree line of sight from the neighbouring first-floor window any more than the existing development does in the neighbours plots to either side. The proposed rear extension, at 5 metres deep, would far exceed the SPGs recommended 4 meters. However, in this instance it is considered acceptable due to site specific circumstances previously mentioned. Similarly, the proposal would not result in any sense of overbearingness or reduce access to light for the host dwelling or adjacent sites for the same reasons.

A window is proposed on the flank elevation facing No.113 Whiteknights Road. This would serve a bathroom and is proposed to be obscurely glazed. This will be secured by way of condition to prevent any material loss of privacy.

Further to this analysis, the proposal is considered to not accord with the aims of policy CC8 and H10 of the Local Plan (2019).

Biodiversity and sustainability

Part 'b' of Policy EN12 indicates that all development sites should not result in a net loss of biodiversity or geodiversity. These aims are supported by Policy H9 which states that an extension will only be acceptable where it does not result in the loss of biodiversity within gardens. Local and national policy and law seek to ensure the planning system does not permit harm to happen to protected species.

The site does not have any notable vegetation within the proposal site, protected trees or identified Green Links which could be negatively impacted by the proposal.

The council's ecology officer was consulted and they did not think any harm was likely to result to bats and as such no bat survey would be necessary due to the good condition of the existing dwelling.

The proposal is unlikely to result in a net loss of biodiversity or geodiversity. As such the proposal is considered to accord with the biodiversity and sustainability considerations of Policies H9 and EN12 of the local plan.

7. CONCLUSION

The proposed development has been assessed as set out above and is considered to be acceptable on that basis, subject to the following conditions.

8. RECOMMENDATION

Recommended Conditions:

1. Standard time limit
2. Approved plans
3. Materials to match
4. Obscure glazing