

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Redlands

App Ref: 240693/HOU

Address: 11 Newcastle Road, Reading, RG2 7TN

Proposals: Proposed 2-storey rear extension

Case Officer: Marcie Rejwerska

Applicant: Brett Property Investments Ltd

Date received (valid from): 29 May 2024 **Target Decision date:** 24 July 2024

1. SITE DESCRIPTION

The application site is a two-storey semi-detached dwelling on the north side of Newcastle Road. The dwelling has an existing two storey outrigger and a single storey rear extension, which appears to have deteriorated due to the vegetation which has overgrown much of the dwelling. The surrounding area is predominately residential, with a mixed character.

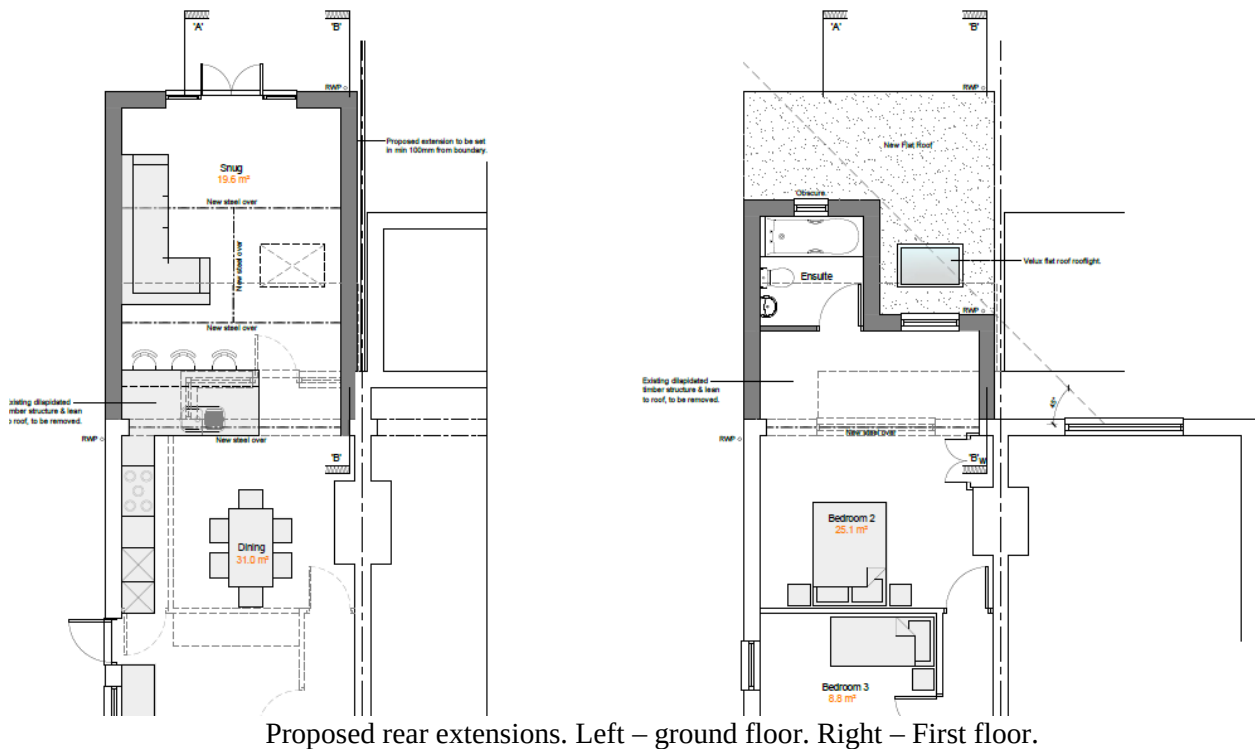


Aerial view of the rear of the site, taken from Google Maps.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a part single part two storey rear extension, to measure 6m in depth at the ground floor level, across the width of the property. At first floor level, the rear elevation is staggered to offset the impact on the adjoining property. The first floor extension measures 1.89m closest to the property boundary at a width of 2.13m, and 4m in depth for the

remainder. The proposed ground floor extension will have a flat roof with a rooflight, and the first floor extension will have a gabled pitch roof to match the existing.



Plans considered:

- 3158-001 - Location Plan
- 3158-100 Rev A- Existing Site Plan
- 3158-101 Rev C - Existing Floor Plans, Elevations & Section
- 3158-120 Rev A - Proposed Site Plan
- 3158-151 Rev C - Proposed Floor Plan & Elevations

Received by the LPA on 11 July 2024

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter.

9 Newcastle Road, Reading, Berkshire, RG2 7TN
13 Newcastle Road, Reading, RG2 7TN

No letters of representation were received.

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 Amenity)

H9 (House Extensions and Ancillary Accommodation)

H10 (Private and Communal Outdoor Space)

SPD

Design Guide to House Extensions (2021)

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 extensions are in excess of the recommended depth within the Design Guide for House Extensions SPD, however, they are overall considered proportional to the property and the site as a whole, which has a lengthy rear garden. The design of the first floor extension minimises the impact on either neighbouring properties in terms of scale. The proposed extensions will not be visible from the street and therefore have minimal impact on the character of the wider area.

Overall, the proposal is considered acceptable in terms of scale and siting, in accordance with Policy CC7 and H9 of the Reading Borough Local Plan 2019.

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.

- Privacy and overlooking;
 - No identified risk, no new views created
- Overbearing effects;
 - No identified risk as the proposed scale is considered acceptable
- Sunlight and daylight;
 - No identified risk, the rear elevation is south facing and therefore it is unlikely for the proposed works to harm either neighbouring dwelling in this respect.

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

GRANT PERMISSION

Recommended Conditions:

1. Time Limit Standard
2. Approved Plans
3. Matching materials
4. Use of flat roof restricted