

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Whitley

App Ref: 240613/HOU

Address: 6 Lanesborough Street, Reading, RG2 6BS

Proposals: Install solid panel roof extension to the rear of the property

Case Officer: Mrs Alison Amoah

Applicant: Mr G O'MEARA

Date received (valid from): 20 May 2024 **Target Decision date:** 15 July 2024

1. SITE DESCRIPTION

This is a 2 and ½ storey semi-detached house within the north-eastern part of Green Park Village. It has a good-sized garden and the house as built includes a projecting, pitched roof single storey element to the side, which projects past the main rear elevation creating a staggered rear building line. It is a newly built property and is currently identical to the other attached semi.

The site is within Flood Risk Zone 2.

The original planning permission (10/01461/OUT - 102172) included a condition to remove permitted development rights.

Site visit date: 24th May 2024

Site visit photo:



2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for a single storey rear extension with mono-pitched roof, which would be sited adjacent to and would extend slightly further than the existing rear projection. It would extend

ca 1.1m deeper than the existing projection (garage), would be 4.65m width, 3.5m deep and 3.57m high (to highest point). It would be set off the boundary to no. 8 by ca 0.5m.

The roof would be grey solid panel roof with tinted toughened glass roof sheets and the rear would comprise white upvc windows and doors.

Plans considered

- Location Plan, received 3rd June 2024
- Proposed Block Plan, received 3rd June 2024
- Drawing no: 900-13429 Page 1 of 4, Rev A - Existing Plan and Rear Elevation, received 3rd June 2024
- Drawing no: 900-13429 Page 2 of 4, Rev A - Existing Side Elevations, received 3rd June 2024
- Drawing no: 900-13429 Page 3 of 4, Rev B - Proposed Plan and Rear Elevation, received 3rd June 2024
- Drawing no: 900-13429 Page 4 of 4, Rev A - Proposed Side Elevations, received 3rd June 2024
- Flood Risk Assessment for Development Located Within Flood Zone 2, prepared by Anglian Home Improvements, received 13th May 2024



Proposed Plan and Rear Elevation

3. RELEVANT PLANNING HISTORY

10/0146//OUT (102172) - A planning application for mixed-use development comprising: Phase 1 (submitted in full with no matters reserved and as defined in area on Plan Ref. PL-P1-001) for the construction of housing (Class C3), local retail (Use Classes A1, A2, A3, A4, A5), management suite, village hall, engineering and infrastructure works including reconfiguration of the lake, lakeside access, car parking, pedestrian and cycle routes, services & infrastructure, landscaping and other associated works; and Subsequent phases (submitted in outline with all matters reserved except for details of the main access proposals) for the construction of housing (Class C3), extra care housing with ancillary community uses (Class C2), offices (Class B1), one-form entry primary school Class (Class D1), health surgery (Class D1), Nursery (Class D1), sports pitches, children's play facilities, engineering and infrastructure works including reconfiguration of the lake and vehicular access, lakeside access, car parking, pedestrian and cycle routes, services & infrastructure, landscaping and other associated works - Approved 1/7/2011

191999/APPCON - Discharge of condition 27 (Details of land raising) for Phases 3B1, 3B2 & 4 of planning permission 10/01461/OUT (102172) - Discharged 22/7/2021

4. CONSULTATIONS

The following addresses were consulted by letter.

8 Lanesborough Street, Reading, RG2 6BS

4 Lanesborough Street, Reading, RG2 6BS

Letters of representation have been received as follows:

A letter of support from no. 8.

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: Preparing a flood risk assessment: standing advice

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)

EN18 (Flooding and Sustainable Drainage Systems)

SPD

Design Guide to House Extensions SPD (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 proposal would comprise a modest rear extension which would accord with the character of the house in terms of its overall size, siting and materials. In compliance with Policies H9 and CC7.

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 proposal would be set off the shared boundary with No. 8 and the overall scale of the proposal, which would be 3.5m deep, would be within guidance as set out in the Council's Design Guide to House Extensions SPD (2021). It is not considered that it would have any detrimental effects with regard to privacy and overlooking, overbearing effects and sunlight and daylight provision. In compliance with Policies H9 and CC8.

Flood Risk

Policy EN18 requires proposals within areas of flood risk to not reduce the capacity of the flood plain to store floodwater, impede the flow of floodwater or in any way increase the risks to life and property arising from flooding. Wherever possible, development should be designed to reduce flood risk, both on- and off-site.

As the proposal site is within flood zone 2 it is a requirement that a flood risk assessment should be completed using the advice for minor extensions. A minor extension includes a householder extension with a floor space of no more than 250 sqm.

The submitted FRA highlights that the proposed ground floor level of the proposed conservatory would be the same as the existing floor level of the house and that all drainage would be dispersed via the existing sewer system. In addition, there is a new soakaway a max 5m from the property that could accommodate the minimal additional volume of surface water that the proposed extension of ca 16.37sqm would create.

It should be noted that the overall Green Park Village was developed in accordance with the approved Flood Risk Assessment (Peter Brett Associates, July 2010) and detailed flood mitigation measures included it, which included that "the minimum development platform level to be set no lower than 40.2m AOD, which was set to reduce the risk of flooding to the proposed development and future occupants. Condition 27 of the original permission (10/01461/OUT (102172) required the approval of detailed plans of land raising. The land raising for the Phase of development that the application site is in was approved under ref: 191999.

It is considered that the proposals will not increase the risk of flooding or compromise the safety of the occupants or neighbours should a 1 in 100-year (FZ2) flood occur. In compliance with Policy EN18.

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

Application Permitted

Recommended Conditions:

Standard time limit

Matching materials or as specified

Approved plans