

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Church

App Ref: 231500/HOU

Address: 90 Barnsdale Road, Reading, RG2 7JW

Proposals: Single storey rear extension

Case Officer: James Schofield

Applicant: Mr & Mrs C Knox

Target Decision date: Originally 14 December 2023; Extension of time agreed until 15th March 2024

1. SITE DESCRIPTION

The proposal site is an end-of-terrace two-storey dwelling. The site is steep, with a declining gradient from Barnsdale Road to the rear of the site. The attached neighbour immediately to the south, number 92 Barnsdale Road has extended 3 metres to the rear. There is a gap between the side wall of the proposal site and that of number 88 Barnsdale Road is approximately 3 metres.

Site visit date: 26/01/2024

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a single-storey rear extension with a lean-to roof (3.7m to 2.66m) at a depth of 3 metres with skylights and a new window in the ground-floor side wall to be obscure-glazed. Plans considered:

Drawing No: 9268-100 Location Plan

Drawing No: 9268-101 Existing Block & Proposed Block Plan

Drawing No: 9268-102 Existing Ground Floor Plan

Drawing No: 9268-103 Existing Roof Floor Plan

Drawing No: 9268-104 Existing Elevations

~~Drawing No: 9268-105 Proposed Ground Floor Plan (superseded)~~

Drawing No: 9268-106 Proposed Roof Floor Plan

~~Drawing No: 9268-107 Proposed Elevations (superseded)~~

As received on the 19th of October 2023

Drawing No: 9268-105 Rev A Proposed Ground Floor Plan

Drawing No: 9268-107 Rev A Proposed Elevations

As received on the 29th of January 2024

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The site notice was posted by the applicant on 25/10/2023 for 21 days. The following addresses were consulted by letter:

88 Barnsdale Road, Reading, RG2 7JW

92 Barnsdale Road, Reading, RG2 7JW

No letters of representation have been received.

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)

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 proposal is considered to meet a sufficient design standard so as to not be harmful to the host dwelling.

The proposal accords 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.

Given the existence of a similar 3 metre deep rear extension to number 92 Barnsdale Road, combined with the distance to number 88 Barnsdale Road, means this relatively small rear extension is unlikely to result in any detrimental impacts for neighbouring dwellings in terms of overlooking and/or loss of light.

The proposal would not encroach on a line taken 45° from the mid-point of the window to the nearest neighbouring habitable room. Given this, the scale, design, and siting of the proposal it is not considered to be harmful in respect of privacy, overbearing effects, or access to sunlight.

The proposed side-facing window serving the room marked as “utility” on Drawing No: 9268-105 Rev A Proposed Ground Floor Plan could potentially impact the privacy of number 88 Barnsdale Road if it were not to be obscure-glazed. However, the amended plans received on the 29th of January 2024 include this on the plans. Including a condition requiring this be the case is considered sufficient to avoid this concern.

Further to this analysis, the proposal is considered to accord with the aims of Policy CC8 of the Local Plan (2019) provided the discussed conditions are included in any decision.

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 subject to the recommended Conditions:

1. Standard timeline
2. Approved plans
3. Materials to match
4. Side facing window to be obscure glazed