

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Thames

App Ref: 231796/HOU

Address: 23 Addison Road, Reading, RG1 8GA

Proposals: Single storey rear extension and a garden shed.

Case Officer: Huimin Chen

Applicant: Mr Nidhi Samuel

Date received (valid from): 11 December 2023 **Target Decision date:** 22 March 2024(EXT)

1. SITE DESCRIPTION

The application site is a two storey mid-terraced property with a pitched roof. It is not a listed building, nor does it fall within a conservation area. The surrounding area features terraced properties, a supermarket and some business buildings.

Site visit date: 10 January 2024

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

The planning permission is sought for the erection of a single storey rear extension with a flat roof. The existing rear ground floor wall would be demolished. The proposed rear extension measures 4.365m in depth and 5.507 in width. The proposed height to the eaves of the proposed rear extension is 2.911m, and the total height is 3.009m. One roof light would be installed on the proposed roof. There would be a door located in the rear elevation of the proposed rear extension. All the proposed materials are to match the existing.

The planning proposal also includes the replacement of a flat roof garden shed which would be located at the corner within the curtilage away from the main dwellinghouse. The garden shed forms a square measuring 3.5m in length, 2.5m in height, and 1.465m in width.

Plans considered:

Amended drawings were received on 21/2/2024 further to the discussion with agent:

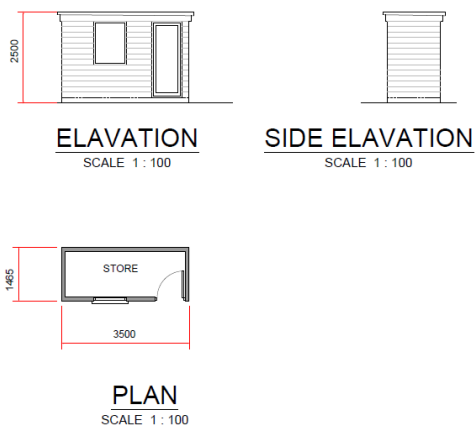
Drawing No. P1479 - 02 A - Plans and Elevations

Drawing No. P1479 - 01 A - Location and Block Plan

Proposed rear extension:



Proposed Garden Shed:



3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter.

21 Addison Road, Reading, RG1 8GA
 25 Addison Road, Reading, RG1 8GA
 5 Wyman Terrace, Reading, RG1 8GD
 7 Wyman Terrace, Reading, RG1 8GD
 9 Wyman Terrace, Reading, RG1 8GD

Three support letters of representation have been received as follows:

Both 22 Addison Road and 25 Addison Road support the extension. They have reached an agreement on the repositioning of drainage, trees, shrubs, the BBQ area, and patio tiles. Additionally, they have come to an agreement on the party wall issues. Regarding the winter sunlight issue raised by 25 Addison Road, it will be detailed in the residential amenity section below. Furthermore, an additional support letter has been sent by the agent to further explain and comment on the letters from the neighbouring properties.

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
National Planning Practice Guidance

Reading Borough Local Plan (2019)

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

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.

In terms of design, the proposals are considered acceptable, and materials used would match those of the existing dwelling. The proposed extension at the rear is considered subservient to the host dwelling. The proposed rear extension would be at the rear of the property and would not be visible from the street, therefore posing minimal risk of harm to the streetscape. Although the proposed depth of the rear extension is 4.365m, which exceeds the guidance within the SPD by only 0.365m, therefore the proposal is not considered out of character for its location. Overall, it is not considered that the proposed rear extension would cause harm to the character and appearance of the host dwelling or the surrounding area. The outbuilding (garden shed) within the curtilage of the property is also considered in character, given its small size, and is consistent with other garden sheds within this row of terrace.

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 proposed extension would be single storey and without side facing windows, and therefore not considered to be harmful in terms of privacy, overlooking and visual dominance. Since both neighbouring properties support the party wall, it's not considered to cause an overbearing effect. There are also no identified risks in relation to the loss of sunlight and daylight, as the proposed rear extension doesn't breach the line taken at 60° from the middle of the closest window of a habitable room in the 25 and 21 Addison Road, which aligns with the guidance within the SPD. It is considered acceptable to set a garden shed within the curtilage, since it is small in scale and cause no harm to neighbouring properties.

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:

Time limit

Approved

Materials

No use of the roof