

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Thames

App Ref: 240322/HOU

Address: 57 Addison Road, Reading, RG1 8EN

Proposals: Single storey rear extension with internal alterations and lantern

Case Officer: Mr Gary Miles

Applicant: Mr Nubar Sarafian

Date received (valid from): 22 March 2024 **Target Decision date:** 17 May 2024

1. SITE DESCRIPTION

The application site is an end of terrace dwellinghouse located in Addison Road, part of a small development of five terraced properties constructed in 2019. The property is built from red brick and grey tiled pitched roof with front and rear box dormers, the properties have been constructed to match the existing terraced properties within the street. The new properties have averaged sized rear gardens for the size of the property which allows room to extend. The surrounding area is predominantly residential. The property itself is not listed, nor does it fall within a conservation area.

It should be noted that the property retains its Permitted Development Rights for Class A - H as per the Town and Country Planning (General Permitted Development) (England) Order 2015.

Site visit date: 19th April 2024

2. PROPOSAL AND SUPPORTING INFORMATION

Proposed single storey rear extension with internal alterations and lantern. The proposed extension will project 3m from the existing rear elevation, be off-set from the adjoining wall with no.55 Addison Road and stretch across the width of the host property. The proposal will be 2.75m in height and be finished off with a flat roof. A non-opening skylight/lantern is proposed in the flat roof above the proposed kitchen space, large window to rear elevation and French doors to the north-easterly elevation opening out on to existing patio space.

Plans considered:

Drawing no: 23111S.PD-01-Existing Ground Floor Plan-dated Dec 2023

Drawing no: 23111S.PD-02-Existing First Floor Plan-dated Dec 2023

Drawing no: 23111S.PD-03-Existing Second Floor Plan-dated Dec 2023

Drawing no: 23111S.PD-04-Existing Elevations-dated Dec 2023

Drawing no: 23111S.PD-05-Proposed Ground Floor Plan-dated Feb 2024

Drawing no: 23111S.PD-06-Proposed First Floor Plan-dated Feb 2024

Drawing no: 23111S.PD-07-Proposed Second Floor Plan-dated Jan 2024

Drawing no: 23111S.PD-08-Proposed Elevations-dated Feb 2024

Drawing no: 23111S.PD-09-Location Plan-dated Mar 2024

Drawing no: 23111S.PD-10-Block Plan-dated Mar 2024

Received by the Local Planning Authority on 12th March 2024

3. RELEVANT PLANNING HISTORY

130882 - Construction of 5 x 3 bedroom dwellings with associated parking - Permitted Feb 2019

4. CONSULTATIONS

The following addresses were consulted by letter.

59 Addison Road, Reading, RG1 8EN
55 Addison Road, Reading, RG1 8EN
Talbot House, 4-6 Meadow road, Reading, RG1 8LB

2 letters of representation have been received as follows:

One neighbour does not object to the extension per se, although they had a number of concerns surrounding the close proximity to the neighbouring boundary, concerns of surface water run-off, direct line of sight in to their bedroom on the first floor if neighbours were to stand in the new extension and look up through the roof light. Concerns were raised about the flat roof being built strong enough to allow persons to stand on and concerns around the rear building line - which building line should be observed due to the many different building and structures which lay behind no.s 59 - 65 Addison Road.

The other neighbour registered an objection to the application as it would reduce light in to the main living space.

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)

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.

Officers liaised with the applicant and the agent over setting the extension off the boundary more than what it is currently proposed, however it was deemed that to off-set the building more than the 160mm would drastically reduce space internally of the new extension, as the properties are relatively narrow on the inside. Officers deemed it unreasonable to increase the off-set from the boundary as the bulk of the proposal would still remain albeit further away from the boundary.

The proposal is deemed acceptable in terms of scale, the proposal includes a 3m projection and a height of 2.75m however, it should be noted that under Permitted Development Rights for Householders the applicant could construct an extension up to 3m and 6m respectively in depth and 3m and 4m respectively in height. The proposed depth and height are considered acceptable, the proposed height is the minimum to allow for insulation and roof materials.

The proposed extension will be constructed of materials to match the existing property, red brick for red brick, grey tiles for grey tiles and windows and doors will match the existing UPVC windows and doors and as such, the proposal is compliant with policies CC7 & H9 of the Reading Borough Council 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.

Neighbours mentions loss of light in to the main living space, however it should be noted that a gap of 1.5m is retained between the proposed extension and the ground floor window of the neighbouring detached property.

A condition will be attached to the Decision Notice which will restrict the use of the flat roof to protect the privacy and residential amenity of both neighbours.

The proposal is considered compliant with policies CC8 and H9 of the Reading Borough Local Plan 2019.

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:

TL1
AP1

M1
PD5