

DELEGATED PLANNING APPLICATION REPORT

Ward: Church

App Ref: 240320/HOU

Address: 3 Chagford Road, Reading, RG2 8AY

Proposals: Retrospective application for single storey rear extension.

Case Officer: Marcie Rejwerska

Date received (valid from): 12 March 2024 Target Decision date: 7 May 2024

1. SITE DESCRIPTION

The application site is a semi-detached two-storey dwelling on the south side of Chagford Road. The property is set back from the road by way of a gravel driveway at the front of the property. The property has existing authorised and unauthorised single storey rear extensions which are discussed within this report. The surrounding area is characterised by short terraces and semi-detached properties in similar character. The property is not listed nor in a conservation area.

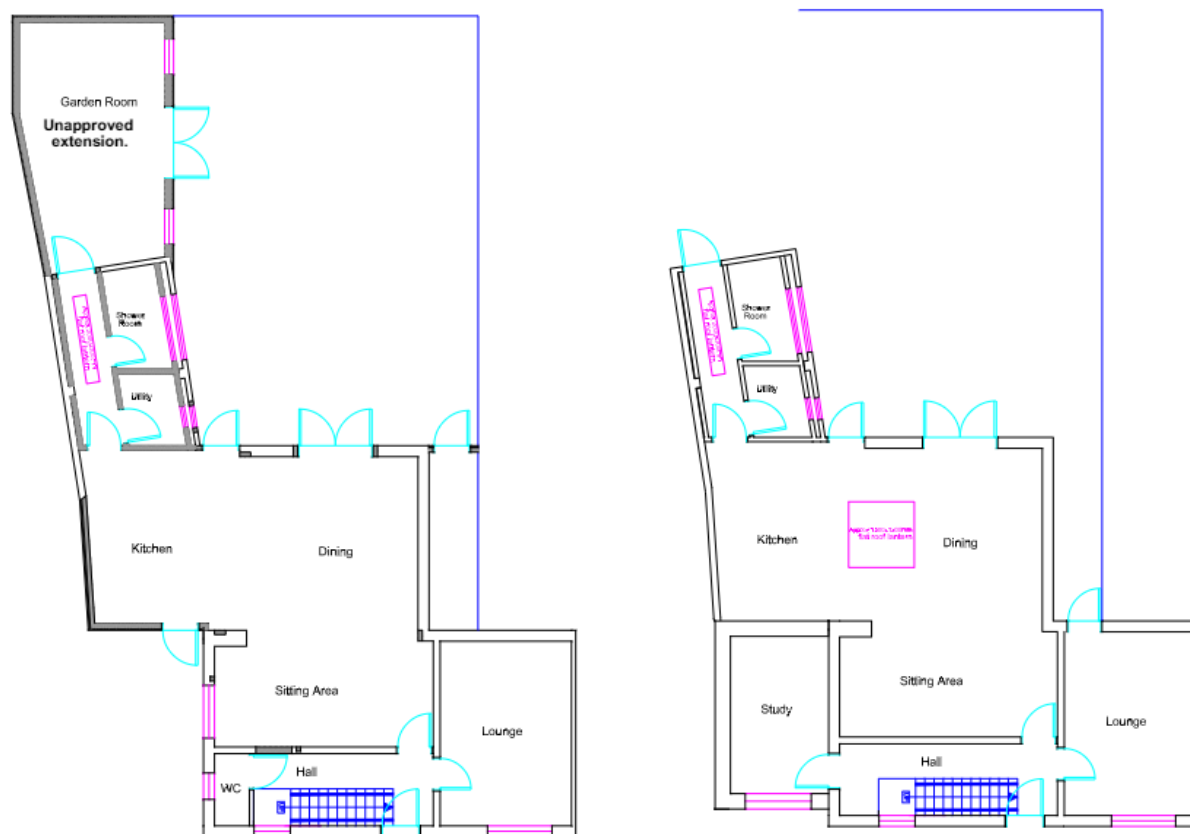


Aerial view of the rear of the property. Image taken from Google Earth on 2 May 2024.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought to regularise existing unauthorised single storey extensions at the rear of the property. The existing single storey extensions include a 4m deep dining room flat roof extension at the rear (authorised) which has been infilled to the boundary with no. 100 Chagford Road (unauthorised). The dining room extension has been extended to the side

and joined onto an existing garage, which was converted to habitable space (authorised) and extended further to the rear to form an office (unauthorised). The single storey extensions measure a total depth of 13.86m from the original rear façade of the dwelling. The extensions are finished in white render with a flat roof. It is also material to note that planning permission is granted for a two storey side extension which has not been implemented yet, and the previous application to regularise the unauthorised rear extensions was granted on condition that two of the extensions are removed in the first instance (1. The garden room and 2. The infill to the boundary with adjoining neighbour).



Left: Existing ground floor plan. Right: Previously approved ground floor plan (application ref. 231357)

Plans considered

Design & Access Statement,

- 15 - Location Plan, dated 21 February 2024
- 01 - Existing GF Plan, dated 21 February 2024
- 04 - Existing FF Plan, dated 21 February 2024
- 06 - Existing Roof Plan, dated 21 February 2024
- 09 - Existing Elevations, dated 21 February 2024
- 10 - Existing Elevations, dated 21 February 2024
- 02 - Approved GF Plan, dated 21 February 2024
- 05 - Approved FF Plan, dated 21 February 2024
- 07 - Approved Roof Plan, dated 21 February 2024
- 011 - Approved Elevations, dated 21 February 2024
- 12 - Approved Elevations, dated 21 February 2024
- 03 - Proposed GF Plan, dated 21 February 2024
- 08 - Proposed Roof Plan, dated 21 February 2024
- 14 - Proposed Elevations, dated 21 February 2024
- 13 - Proposed Elevations, dated 21 February 2024

Received by the LPA on 12 March 2024

3. RELEVANT PLANNING HISTORY

181220 - Single storey rear extension (retrospective) - Application refused

191134 - Single storey rear extension (part-retrospective) - Application permitted

210941 - Single storey side and rear extension - Application refused

231357 - Two storey side extension, two single storey rear extensions and garage conversion (part-retrospective) - Application permitted

4. CONSULTATIONS

Non-statutory:

RBC Transport Development Control - There are no transport objections to the proposed application.

Ecology - It is unlikely that the proposals will have affected bats or other protected species, and as such, and because the application is retrospective, there are no objections to this application on ecological grounds.

Public:

The following addresses were consulted by letter.

100 Chagford Road, Reading, Berkshire, RG2 8AZ
20 Merton Road North, Reading, Berkshire, RG2 8BA
1 Chagford Road, Reading
98 Chagford Road, Reading, RG2 8AZ
18 Merton Road North, Reading, RG2 8BA

No letters of representation 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 and Guidance

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
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

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.

APPRAISAL

Character and design

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 assessed in the context of the previous permission granted under application ref. 231357 which regularised part of the unauthorised rear storey extensions. Therefore, for the avoidance of doubt, the 4m deep dining room rear extension and the side kitchen infill to connect the converted garage are authorised. The application is therefore primarily concerned with the infill to the boundary with the adjoining neighbouring dwelling, and the garden room/office extension to the converted garage. The previous permission was granted on the condition that the unauthorised extensions (office/garden room and side infill) are removed before the new two-storey side extension can be commenced. This was negotiated between the case officer, the agent and the RBC Planning Enforcement team.

The garden room/office extension measures over 5m in depth alone. Adjoined onto the authorised rear extensions, this brings the total depth of the rear extensions from the original dwelling to over 13m. The scale, footprint and layout of the extensions, on their own and considered in the context of being one continuous extension from the rear of the dwelling, are entirely excessive relative to the existing dwelling. Regardless of being situated at the rear of the property with limited views from the street, the garden room/office extension harms the character of the property due to its excessive scale, forming the first reason for refusal.

The infill extension from the dining room to the boundary with 100 Chagford Road is also considered overbearing. The proximity of the extension at a height of 2.8m and a depth of 4m creates an enclosed, shadowed alley between the dwellings which is considered unacceptable.

Overall, the proposal is considered unacceptable in respect of Policies CC7 and H9 of the Reading Borough Local Plan.

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;
 - None identified.
- Overbearing effects;
 - The garden room/office extension is built up to the boundary on south and east sides, encroaching onto the plot boundaries. This is inherently overbearing to neighbours at 98 Chagford Road, 18 and 20 Merton Road North.
- Sunlight and daylight;
 - Potential harm to 100 Chagford Road resulting from the infill extension; discussed below.



Garden room extension. Image taken by case officer on 19/10/2023.

The Design Guide to House Extensions SPD states “Where possible, all extensions should be kept as far away from side boundaries as possible. Maintaining a reasonable gap between dwellings allows for ease of access for front and rear aspects of the dwelling”. The garden room/office extension is built up to the south and east boundaries, with the eaves of the roof resting on the boundary fences. Furthermore, it extends along the entire length of the rear boundary of the properties directly to the east, which ensures that there is an unbroken built form dominating the rear gardens of these properties. This is inherently overbearing to the adjoining properties.



Side infill extension. Image taken by case officer on 19/10/2023.

The side infill to the boundary with 100 Chagford Road has already been refused under planning application ref. 181220 resulting in enforcement action for the infill to be removed. The refusal reasons were primarily concerned with the impact on residential amenity harm to 100 Chagford Road. At the ground floor of the neighbouring dwelling, this elevation contains a door and window serving the kitchen. The proximity of the extension at a height of 2.8m and a depth of 4m is considered to cause significant harm to the residential amenities of the occupants of 100 Chagford Road. Principally this is in terms of a loss of light, and the associated visual dominance and overbearing effect of the extension. The extension also creates an enclosed, shadowed alley between the dwellings which is also considered unacceptable.

Overall, the proposal is considered overbearing to a number of adjoining neighbours as evidenced by encroachment, and residential amenity harm specifically through loss of light to 100 Chagford Road.

Conclusion

The proposal has been assessed against the adopted local policies as outlined above and is considered contradictory to those policies, specifically CC7, CC8 and H9 of the Reading Borough Local Plan, and the Design Guide to House Extensions 2021.

RECOMMENDATION

REFUSE PLANNING PERMISSION

Due to the following reasons:

1. The single storey rear extension results in significant harm to the character and appearance of the existing dwelling and wider area due to its excessive scale, inappropriate position and poor design. The proposal would therefore fail to comply

with Policies CC7 and H9 of the Reading Borough Local Plan 2019, the Design Guide to House Extensions SPD and Chapter 12 of the NPPF.

2. The single storey rear extension causes significant harm to the neighbour's living conditions through its overbearing nature and resultant creation of an unacceptable sense of enclosure due to its excessive scale, inappropriate position and poor design, contrary to Policy CC8 of the Reading Borough Local Plan 2019 and the NPPF.
3. The rear infill extension results in significant harm to the living conditions of the neighbours through an unacceptable loss of sunlight/daylight and increased overshadowing to the adjoining property at 100 Chagford Road due to its excessive scale and inappropriate position, contrary to Policy CC8 of the Reading Borough Local Plan 2019 and the NPPF.