

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Redlands

App Ref: 240147/HOU

Address: 9 Donnington Gardens, Reading, RG1 5LY

Proposals: Demolition of existing rear single-storey shed/extension. Side-return extension, with slightly pitched roof, to an existing two-storey townhouse.

Case Officer: James Schofield

Applicant: Anna King

Date received (valid from): 5 February 2024
Extension of time agreed until 16 May 2024

Target Decision date: Originally 1 April

1. SITE DESCRIPTION

The application site is a terraced dwelling with a two-storey outrigger. The application site is not within a conservation area or other area of special interest apart from an irrelevant Article 4 direction which limits the conversion of C3 dwellings to C4 small HMOs.

Site visit date: 21/03/2024

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Demolition of existing rear single-storey extension and a new rear/side combination extension with a pitched roof at a depth of 2.87 metres from the rear of the original outrigger and 2.8 metres from the rear wall of the main dwelling with an eaves height between 2.5 and 2.7 metres (slight slope to the rear garden). Plans considered:

Design & Access Statement

Drawing No. A101 - Location Plan

Drawing No. A102 - Existing Ground Floor Plan

Drawing No. A111 - Existing Ground Floor Plan

Drawing No. A112 - Existing First Floor Plan
Drawing No. A122 - Existing North Elevation
Drawing No. A123 - Existing East Elevation
~~Drawing No. A202 Rev A - Proposed Ground Floor Plan (superseded)~~
~~Drawing No. A211 Rev A - Proposed Ground Floor Plan (superseded)~~
~~Drawing No. A212 Rev A - Proposed First Floor Plan (superseded)~~
~~Drawing No. A213 Rev A - Proposed Roof Plan (superseded)~~
~~Drawing No. A222 Rev A - Proposed North Elevation (superseded)~~
~~Drawing No. A223 Rev A - Proposed East Elevation (superseded)~~
As received on 5th of February 2024

Drawing No. A113 - Existing Roof Plan
Drawing No. A202 Rev A - Site Plan
Drawing No. A211 Rev C - Proposed Ground Floor Plan
Drawing No. A213 Rev A - Proposed Roof Plan
Drawing No. A222 Rev C - Proposed North Elevation (Side)
Drawing No. A223 Rev C - Proposed East Elevation (Rear)
As received on 2nd of May 2024

3. RELEVANT PLANNING HISTORY

None applicable.

4. CONSULTATIONS

The following addresses were consulted by letter.

11 Donnington Gardens, Reading, Berkshire, RG1 5LY
4 Hatherley Road, Reading, Berkshire, RG1 5QA
2a Hatherley Road, Reading, RG1 5QA
7 Donnington Gardens, Reading, RG1 5LY
2 Hatherley Road, Reading, RG1 5QA

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 2021

Revised Parking Standards and Design SPD 2011

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 proposed design, scale, and siting of the extensions combine to ensure a minimal impact on the character of the dwelling within its wider setting and noting other similar extensions within the wider vicinity. As such, it accords with the aims of local 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 initial design of the proposed rear extension was considered overly dominant in respect of No. 7 Donnington Gardens due its depth along the boundary. Further to discussions between the Planning Officer and the agent, amended plans were submitted reducing the length of the rear extension along the boundary with the neighbour. This newer proposal is considered to uphold the 60-degree rule and to overall avoid having unneighbourly impacts on the adjacent site. No other unacceptable outcomes in terms of privacy, overbearing, or loss of light are considered likely in respect of N0.7 or any other neighbouring property. The proposal is considered to accord with policy CC8 and H10 of the local plan.

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:

1. Standard time-limit
2. Approved plans
3. Materials to match
4. Roof not to be used as balcony (PD5)