

DELEGATED PLANNING APPLICATION REPORT

Ward: Church

App Ref: 240658/HOU

Address: 133 Kingsbridge Road, Reading, RG2 7RG

Proposals: Ground Rear Extension and Front Porch.

Case Officer: Mr Gary Miles

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

1. SITE DESCRIPTION

The property is a 2 storey semi-detached dwellinghouse located at the southern end of Kingsbridge Road, which is characterised by a mixture of semi-detached and terraced properties of similar style and age, constructed of red brick, render and tiled pitched hipped roofs. The applicant property has off street parking and a larger than average south-easterly facing rear garden which is mainly laid to lawn. The property is not listed nor is it within a conservation area.

Site visit date: 6th June 2024

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal comprises a small front porch constructed from brick and tiled pitched/hipped roof to match that of the neighbouring attached property. A rear ground floor extension 4m in depth, constructed from brick with a lean too style, tiled roof with skylight, window and French doors to rear elevation and new window and door to westerly elevation. Minimum eaves height of 2.4m and maximum eaves height of 3.17m.

Plans & documents considered:

Drawing no: TQRQM24139080406203-Site Location Plan-dated 18th May 24

Drawing no: 02-Existing and Proposed Block and Roof Plan-dated 22nd May 24 (superseded)

Drawing no: 03-Existing and Proposed Ground Floor Layout and Sections-dated 22nd May 24 (superseded)

Drawing no: 04-Existing and Proposed North West Facing Elevation-dated 22nd May 24 (superseded)

Drawing no: 05-Existing and Proposed South Facing Elevation-dated 22nd May 24 (superseded)

Drawing no: 06-Existing and Proposed South Facing Elevation-dated 22nd May 24 (superseded)

Drawing no: 07-Existing and Proposed North East Facing Elevation-dated 22nd May 24 (superseded)

Received by the Local Planning Authority on 22nd May 2024

Drawing no: 02-Existing and Proposed Block and Roof Plan-dated 31st May 24 (superseded)

Drawing no: 03-Existing and Proposed Ground Floor Layout and Sections-dated 31st May 24

Drawing no: 04-Existing and Proposed North West Facing Elevation-dated 31st May 24

Drawing no: 05-Existing and Proposed South Facing Elevation-dated 31st May 24

Drawing no: 06-Existing and Proposed South Facing Elevation-dated 31st May 24

Drawing no: 07-Existing and Proposed North East Facing Elevation-dated 31st May 24

Received by the Local Planning Authority on 31st May 2024

Drawing no: 02-Existing and Proposed Block and Roof Plan-dated 5th June 24
Received by the Local Planning Authority on 5th June 2024

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter.

89 Callington Road, Reading, RG2 7QG
87 Callington Road, Reading, Berkshire, RG2 7QG
88 Kingsbridge Road, Reading, RG2 7RQ
135 Kingsbridge Road, Reading, RG2 7RG
91 Callington Road, Reading, RG2 7QG
90 Kingsbridge Road, Reading, RG2 7RQ
131 Kingsbridge Road, Reading, RG2 7RG
85 Callington Road, Reading, RG2 7QG

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
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
H9 (House Extensions and Ancillary Accommodation)
TR5 (Car and Cycle Parking)

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 applicant originally requested to have a rear projection of 4.5m but due to the overbearingness and harmfulness to the appearance to the adjoining neighbour, officers requested the maximum projection should be 4m. The rear extension has a lean to style roof which slopes away from the property creating a less overbearing effect to the adjoining neighbouring property. It is considered the proposals are well proportioned in comparison to the existing property and the existing neighbouring conservatory on the adjoining boundary. Officers consider the proposed rear extension and front porch will marry in with the existing property and wider streetscene. Materials will also match the existing property.

The proposal is considered compliant with policies CC7 and H9 of the Reading Borough 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.

The original proposal was for 4.5m projection - this would have been detrimental to the adjoining neighbour and would have projected further than the neighbours existing conservatory adjacent to the boundary with 133 Kingsbridge Road. Officers considered the proposal at 4.5m could have been detrimental to privacy, could cause overlooking and overshadowing to the adjoining property and its outdoor amenity space. The agent agreed to reduce the projection to a maximum of 4m. The proposal at 4m deep and with a sloping lean to style roof reduces the impacts to the neighbouring property.

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

Transport

The agent was requested to submit revised plans to show the proposed parking arrangements. The agent submitted a revised block plan showing the proposed parking layout and the existing albeit recently widened dropped kerb. The Transport officer has no objections and therefore the proposal is compliant with policies CC7 and TR5 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

GRANT

Recommended Conditions:

TL1

AP1

M1