

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Redlands

App Ref: 240687/HOU

Address: 34 Blenheim Road, Reading, RG1 5NQ

Proposals: Single storey rear extension with a depth of 6m and a maximum height of 3m.

Case Officer: Huimin Chen

Applicant: Mr & Mrs Dhoke

Date received (valid from): 5 June 2024 **Target Decision date:** 31 July 2024

1. SITE DESCRIPTION

The application site is a two storey mid-terrace dwelling with an existing rear extension. The building is not listed, nor does it fall within a conservation area. The surrounding area is predominantly residential.

Site visit date: 12 July 2024



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 single storey rear extension would be demolished to make way for the proposed development, while the existing north side wall would be retained. The proposal would extend across the entire back of the host dwelling, measuring 6m in depth and 3m in height. There is one door installed in the rear wall. All proposed materials are to match those of the existing.

Plans considered

Drawing No. 2424-SE-ZZ-DR-1-A-0001-S1-P02 - 0001 Location Plan received 3rd June 2024

Drawing No. 2424-SE-ZZ-DR-1-A-0001-S1-P01 - 0001 Existing Plans

Drawing No. 2424-SE-ZZ-DR-1-A-0002-S1-P01 - 0002 Existing Elevations

~~Drawing No. 2424-SE-ZZ-DR-1-A-0003-S1-P01 - Proposed Plans (Floor)~~

~~Drawing No. 2424-SE-ZZ-DR-1-A-0004-S1-P01 - proposed Plans (Elevations)~~

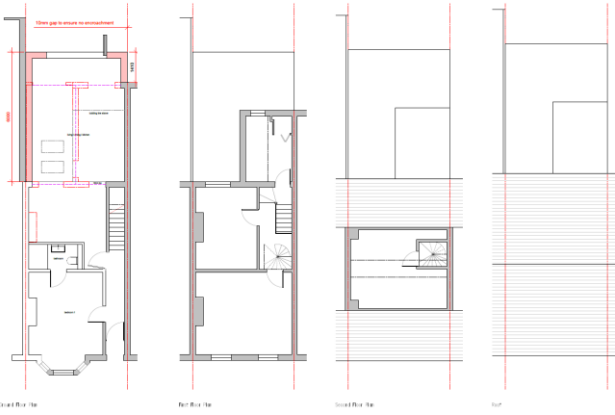
Received 28th May 2024

Drawing No. 2424-SE-ZZ-DR-1-A-0003-S1-P02 - 0003 Proposed Drawings

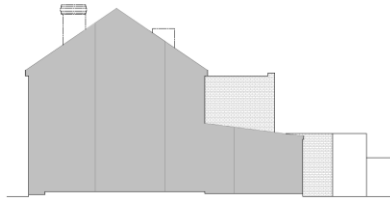
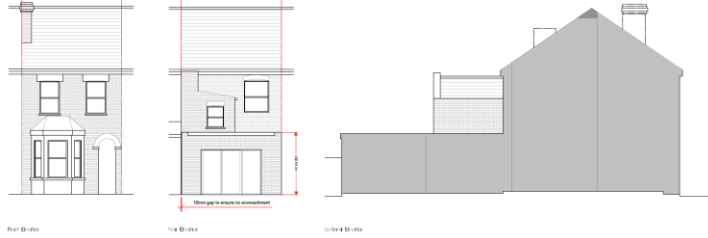
Drawing No. 2424-SE-ZZ-DR-1-A-0004-S1-P02 - 0004 Proposed Elevations

Received 30th July 2024.

Proposed Floor Plans:



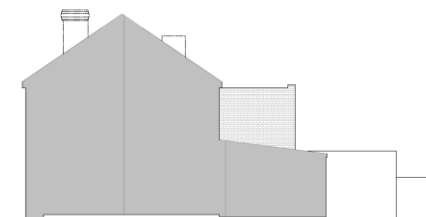
Proposed Elevations:



Existing Floor Plans:



Existing Elevations:



3. RELEVANT PLANNING HISTORY

240327/HPA - Rear extension measuring 6.0m in depth, with a maximum height of 3.0m, and 2.95m in height to eaves level. Notification of the construction of an extension under class A Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. - Withdraw

240326/CLP - Certificate of Lawful Development (Proposed): L shape loft conversion including 2 No velux roof lights at front roof slope, 2 No. windows to rear elevation. Removal of rear chimney. - Under assessment

4. CONSULTATIONS

The following addresses were consulted by letter.

36 Blenheim Road, Reading, Berkshire, RG1 5NQ

32 Blenheim Road, Reading, RG1 5NQ

37 Donnington Road, Reading, RG1 5NE

39 Donnington Road, Reading, RG1 5NE

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)

H10 (Private and Communal Outdoor Space)

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.

Although the entire rear extension would be sizable for a terraced property, it is considered acceptable since it is single-storey and proportionate to the main building. Additionally, the proposed development would only be 1.4m greater than the existing. All proposed materials would match the existing. Therefore, it is considered to respect the character and appearance of the host dwelling. Furthermore, there is no harm to the character of the local environment as it is not visible from the street view.

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.

There are no identified risks related to the privacy and overlooking, as no side windows are proposed. The proposal would heavily enclose the rear of the houses (a relationship which would normally be resisted) due to harm in terms of loss of light and overbearing effects. However, considering that the proposed rear extension would not block light and that the existing rear extension has had a long-established relationship with the adjoining property, the proposed extension, which would extend only 1.4m further than the extension at no. 32, is considered acceptable on this basis. Following communication, the north side wall has been set off from the shared boundary with no.32 to mitigate the overbearing effect of the proposed rear extension.

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 Plan

Materials

No use of flat roof