

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Katesgrove

App Ref: 240165/HOU

Address: 8 Highgrove Terrace, Reading, RG1 2TG

Proposals: Demolition of existing single storey rear extension. Construction of new single storey rear extension, loft conversion and solar panels.

Case Officer: James Schofield

Applicant: Huma Islam

Target Decision date: Originally 19th April 2024; Extended to 1st August 2024

1. SITE DESCRIPTION

The proposal site is a mid-terrace dwelling. The proposal site, and both adjacent sites to either side, have had extensions. The rear extension of number 8 Highgrove Terrace does not project into the rear garden quite as far as the neighbours with which it shares a party wall. From the front door to the end of the garden, the site has an increasing elevation which has been managed by terracing the garden, somewhat cutting it off from the dwelling.

Site visit date: 18/04/2024

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

The proposed single storey rear extension includes the demolition and re-build of an existing 2.6-metre-tall rear extension. The main part of the re-built extension would be 2.86 metres tall, sit on approximately the same footprint, and have a flat roof. The extension would have a new extension filling in approximately half the length of the gap between the rear extensions of numbers 8 and 10 Highgrove Terrace, at a depth of 3 metres and a width of 1.5 metres. This part of the extension would have a lean-to-roof sloping down toward the fence from the main part of the rear extension.

The proposal also includes skylights in both the front and rear slopes, as well as a number of solar panels to be installed on the rear roof slope.

Plans considered;

~~Dwg No. 210-100 Location Plan (*Superseded*)~~

~~Dwg No. 210-200 Existing Site Plan (*Superseded*)~~

~~Dwg No. 411-100 Proposed Site Plan (*Superseded*)~~

~~Dwg No. 412-100 Existing and Proposed Ground Floor Plan (*Superseded*)~~

~~Dwg No. 412-101 Existing and Proposed First Floor Plan (*Superseded*)~~

~~Dwg No. 412-102 Existing and Proposed Loft Plan (*Superseded*)~~

~~Dwg No. 412-103 Existing and Proposed Roof Plan (*Superseded*)~~

~~Dwg No. 413-100 Existing and Proposed Front (N) and Side (E) Elevations (*Superseded*)~~

~~Dwg No. 412-101 Existing and Proposed Front (S) and Side (W) Elevations (*Superseded*)~~
As received on the 9th of February 2024

Dwg No. 210-100 Rev 01 Location Plan
Dwg No. 210-200 Rev 01 Existing Site Plan
Dwg No. 411-100 Rev 01 Proposed Site Plan
Dwg No. 412-100 Rev 01 Existing and Proposed Ground Floor Plan
Dwg No. 412-101 Rev 01 Existing and Proposed First Floor Plan
Dwg No. 412-102 Rev 01 Existing and Proposed Loft Plan
Dwg No. 412-103 Rev 01 Existing and Proposed Roof Plan
~~Dwg No. 413-100 Rev 01 Existing and Proposed Front (N) and Side (E) Elevations (*Superseded*)~~
~~Dwg No. 412-101 Rev 01 Existing and Proposed Front (S) and Side (W) Elevations (*Superseded*)~~
As received on the 22nd of July 2024

Dwg No. 413-100 Rev 02 Existing and Proposed Front (N) and Side (E) Elevations
Dwg No. 412-101 Rev 02 Existing and Proposed Front (S) and Side (W) Elevations
As received on the 31st of July 2024

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter.

6 Highgrove Terrace, Reading, RG1 2TG
13 Highgrove Terrace, Reading, RG1 5EJ
15 Highgrove Terrace, Reading, RG1 5EJ
10 Highgrove Terrace, Reading, RG1 2TG

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 onwards

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 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.

The appearance of the proposed extension is sufficiently sympathetic to the host dwelling that no detrimental impact to its character would result. The proposed solar panels are not considered to result in any detrimental visual harm to the host property or wider area such to warrant a refusal. Accordingly, the proposal satisfies the character considerations 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 original proposal was for a rear extension off the end of a replacement rear extension. This would have resulted in a small courtyard type of development. Further to discussion with the planning officer the proposal was amended to ensure that it does not extend beyond a line of 45 degrees taken from the nearest habitable room of neighbouring first floor window. The site is already very constrained due in part to topography, narrow plots, and the original design of the dwellings. However, no detrimental impact on the sunlight or privacy amenity of the host or adjacent dwelling is considered likely to result from the proposed development provided the roof does not become part of a balcony or similar type of development. It is noted that the replacement part of the extension would extend slightly further into the garden than the existing extension, however, not beyond the rear wall of the closest neighbour's rear extension. No concerns are considered to arise in respect of the solar panels.

Further to this analysis, the proposal is considered to accord with the aims of local policies H9, H10, and CC8 on amenity provided a condition removing the permitted development right to convert the roof into a balcony or similar.

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. Limit PD rights of flat roof