

DELEGATED APPLICATION REPORT

Ward: Southcote

App Ref: PL/24/0700 Householder planning permission

Address: 15, Southcote Farm Lane, Reading RG30 3DX

Proposal: Proposal for single storey front / side / rear extension, conversion of garage into habitable space and Internal alterations. (amended)

Applicant: Mr Nilesh Amin

Received date: 2024-05-30

Target Decision date: 2024-08-01

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site is a two storey semi-detached dwelling on the east side of Southcote Farm Lane. The property features an existing single storey garage to the side and a single storey rear extension. The property is set back from the road by way of a paved driveway. The surrounding area is residential, comprised of detached, semi-detached properties as well as short terraces, in similar character. The property is not listed nor in a conservation area.

Site visit date: 26th July 2024



2. PROPOSAL AND SUPPORTING INFORMATION

The planning permission is sought for the erection of a single storey front, side and rear extension, the conversion of the garage into habitable space and internal alterations.

The proposed single storey front extension would extend to the south boundary following the existing front extension. The proposed single storey side extension would follow the structure of the existing garage and line up with the rear wall of the main building. The proposed single storey rear extension would wrap around the existing rear extension and cross the entire rear of the house, measuring a total depth of 3.83m.

All proposed roofs would match the existing design, and all proposed materials would match those of the existing.

Plans considered:

- Drawing No.15SFL/13032024/REV-E-1/2: Existing Floor Plans and Elevations, Proposed Floor Plans and Elevations
Received 29 May 2024.

- Drawing No. 15SFL/13032024/REV-E-2/2: Existing Site Plan, Proposed Site Plan, Location Plan
- Planning Statement
Received 30 May 2024.

Existing Floor Plans and Elevations:



Proposed Floor Plans and Elevations:



Relevant Planning History:

221570/HOU - Part single and part two storey extension with loft conversion to side and rear of property.
- Application Permitted (Decision expiry date: 7 March 2026)

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.

3. CONSULTATIONS

The following addresses were consulted by letter:

- 32, Southcote Farm Lane, Reading, RG30 3DU
- 17, Southcote Farm Lane, Reading, RG30 3DX
- 42, Winsor Drive, Reading, RG30 3EQ
- 34, Southcote Farm Lane, Reading, RG30 3DU
- 13, Southcote Farm Lane, Reading, RG30 3DX

No letters of representation have been received. Site notice has been attached in the front of the application site for 21 days.

4. 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

5. 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 single storey front/side/rear extensions are considered acceptable in terms of scale.

The proposed front extension would be visible from the street, but this is not considered harmful, particularly because the development would be in keeping with the style and size of the existing properties. Additionally, neighbouring properties already feature similar front extensions.

Furthermore, the proposed single storey side and rear extensions would continue the structure of the existing side garage and rear extension, matching the existing materials and therefore respecting the character and appearance of the host dwelling. The proposed total depth of the rear extension would be approximately 4 meters, which complies with the guidance outlined in the Design Guide to House Extensions Supplementary Planning Document 2021.

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.

Both the proposed front extension and side extension are not considered to cause any issues in terms of privacy and overlooking, overbearing effects or loss of sunlight and daylight, as both proposed developments would follow the existing structure are not expected to have a detrimental impact on the living environment.

Regarding the proposed single storey rear extension, there are no risks in terms of privacy and overlooking, as no side windows are proposed. The proposed development would not harm neighbouring dwellings in terms of light, given that the proposed rear extension would only extend beyond the 60-degree angle line from the closest door of the habitable room at 17 Southcote Farm Lane by 30cm. Additionally, the west-east orientation of the host dwelling further mitigates the potential impact. The proposed rear extension would be set off from the shared boundary with no.17 by 10cm, which is in keeping with the existing rear extension.

Overall, the proposal is considered acceptable based on the reasons listed above.

6. 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.

7. RECOMMENDATION

Recommended Conditions:

Time limit

Approved plans

Materials (to match)

Not to implement in conjunction with approved scheme under 221570

Use of roof restricted