

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Katesgrove

App Ref: 240634/HOU

Address: 172 Elgar Road, Reading, RG2 0BN

Proposals: Single storey rear extension with solar panels to flat roof.

Case Officer: Huimin Chen

Applicant: Mr J Roy

Date received (valid from): 16 May 2024 **Target Decision date:** 9 August 2024 (EXT)

1. SITE DESCRIPTION

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

Site visit date: 3 June 2024



2. PROPOSAL AND SUPPORTING INFORMATION

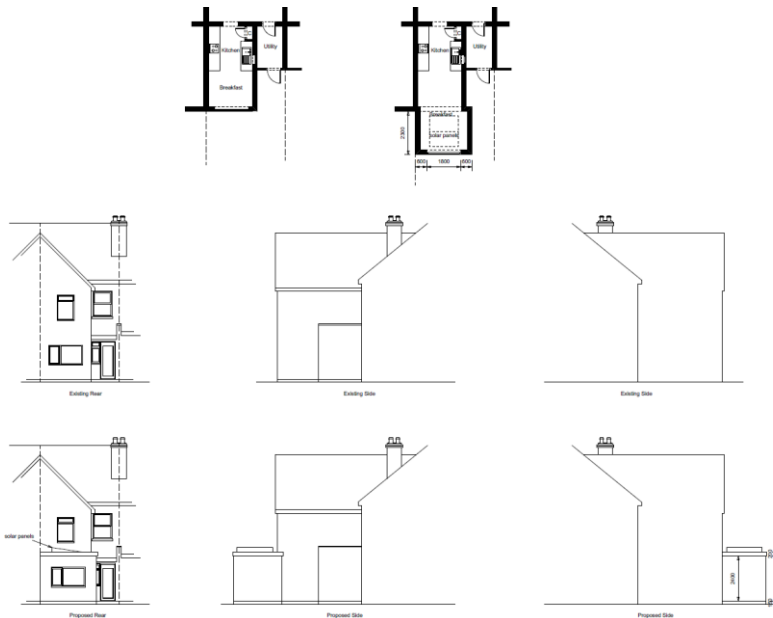
The planning permission is sought for the erection of a single storey rear extension with two solar panels on top of its flat roof. The proposed rear extension would measure 2.3m in depth and 3.6m in width, with a total height of approximately 2.75m. All proposed materials are to match those of the existing.

Further to communication with the agent, following plans/materials are under consideration:

- Location Plan received 16 May 2024
- Proposed Block Plan received 16 May 2024
- Supporting document (Your PV system from South East Solar & Electrical Ltd) received 10 July 2024.
- Drawing No. 24/3041/01 rev B - Existing and Proposed Plans received 31 July 2024

& an email received on 7 August 2024 confirms that there will be only two solar panels on top of the proposed rear extension, as per drawing No. 24/3041/01 rev B, existing and proposed plans.

Existing and proposed plans and elevations:



3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The site notice has been displayed for 21 days, and 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.

The proposed rear extension is small in scale, measuring 2.3m in depth. The two proposed solar panels would only protrude approximately 24cm beyond the flat roof. All proposed materials are to match those of the existing structure. Therefore, the proposal is considered to respect the character and appearance of the host dwelling and would not harm the street scene, in compliance with policy CC7 of 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.

There are no identified risks in terms of privacy, overlooking, overbearing, or blocking sunlight and daylight, given that no side windows are proposed and the small scale of the development.

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:

Approved plans

Time limit

Materials (to match)