

DELEGATED APPLICATION REPORT

Ward: Southcote

App Ref: PL/24/0803 Householder planning permission

Address: 11 Southcote Lane, Reading RG30 3AA

Proposal: Demolition of existing garage and side lean to and construction of single storey rear and side extension with rear patio.

Applicant: Ellis

Received date: 20-06-2024

Target Decision date: 15-08-2024

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site is a two storey semi-detached property with a hipped roof. The property is not a listed building, nor does it fall within a conservation area. The surrounding area consists of many large semi-detached dwellings, most of which have single storey rear and side extensions.

Site visit date: 26 July 2024



2. PROPOSAL AND SUPPORTING INFORMATION

The planning permission is sought for the construction of a single storey rear and side extension with rear patio. The existing garage and side lean to would be demolished to make way for the proposed development. The proposed single storey extension would be across the entire rear and side elevations, projecting ca 4.13m and 2.65m respectively. The eaves height of the proposed rear extension is ca 3.19m, while the total height is 4.31m. The eave height of the proposed side elevation is ca 2.70m, with a total height of ca 3.83m. Additionally, the proposed rear patio would extend ca 4.20m with a height of 0.86m.

The proposal includes one rear-facing sliding door and two roof lights. The proposed brickwork at the front and side would match the existing, while the rear part would be rendered in white.

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

- Drawing No: SLER/05 – Proposed Elevations
- Drawing No: SLER/04 – Proposed Ground Floor Plan

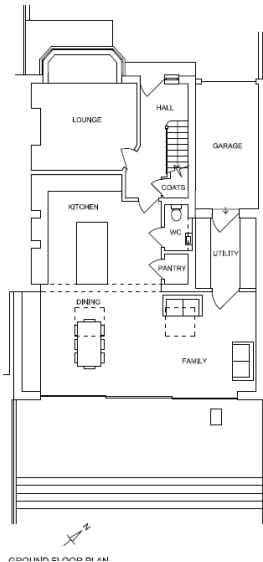
- Drawing No: SLER/02 – Existing Ground Floor Plan
- Drawing No: SLER/03 – Existing Elevations

Received 21st June 2024.

- Drawing No: SLER/01A – Location Plan and Block Plan

Received 5th August 2024.

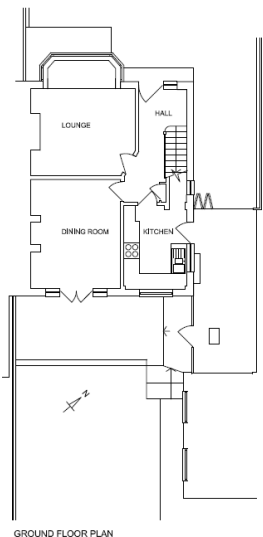
Proposed Ground Floor Plan:



Proposed Elevations:



Existing Ground Floor Plan:



Existing Elevations:



3. RELEVANT PLANNING HISTORY

240524/HOU (13 Southcote Lane) - 4m flat roof rear extension and internal alterations. – Application permitted

4. CONSULTATIONS

Internal consultation:

Transport consultee:

In accordance with the Council's current standards, 2 off road parking spaces would need to be provided. The loss of the garage would result in the loss of a parking space, submitted plans do not provide details of the proposed parking layout, however, I am happy to deal with this by way of condition. If any changes are proposed to the existing vehicle crossing this will need to be illustrated on plans; This will also require partial removal of the grass verge which is part of the public highway.

Following communication with the agent, a revised block plan illustrating two on-site parking spaces was received on 5th August 2024. Given that the application site has a large front driveway, and the revised plan indicates two parking spaces, it is considered acceptable in terms of vehicle parking, in compliance with Policy TR5 (Car and Cycle Parking and Electric Vehicle Charging) of the Reading Brough Local Plan 2019.

The following addresses were consulted by letter:

- 9, Southcote Lane, Reading, RG30 3AA
- 13, Southcote Lane, Reading, RG30 3AA
- The Southcote Ph, Southcote Lane, Reading, RG30 3AB

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 and Guidance

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 proposed rear extension combined with the side extension is large in scale, the plot is considered capable of accommodating this size of development, as the rear garden would still retain a large private outdoor space after the proposed works. The proposed rear element would not be visible from the street, although the proposed side extension would be. The proposed brickwork on the front and side would match the existing. No.9 also has a single storey side garage. Therefore, the proposed development is considered to respect the character and pattern of neighbouring properties and appearance of the street as a whole in terms of scale, location, materials and design. The proposal would feature a mono-pitched roof, and the rear elevation would be rendered white. The proposed rear extension would only just exceed the recommended depth of 4m as set out in the Design Guide to House Extensions SPD 2021. Therefore, the proposal overall respects the character and appearance of the house in terms of scale, materials and design.

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 proposal would not result in the loss of any privacy or overlooking due to its single-storey nature and lack of proposed side windows. During the site visit, it was observed that the existing conservatory at the rear of 13 Southcote Lane had been removed. Given that no.13 obtained planning permission on 20th June 2024 to erect a 4m-depth single storey rear extension, it is considered that the proposal would not block sunlight or daylight to the adjoining property based on the approved plans under permission 240524. Additionally, the adjoining neighbour has a similar patio extending beyond the original rear wall, which reduces the impact of the height of the proposed extension. Furthermore, the proposal is considered acceptable in terms of overbearing, as the relationship between the rear/side extensions and neighbouring properties has been established for a long time.

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

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 Plans
Materials