

DELEGATED APPLICATION REPORT

Ward: Park

App Ref: PL/24/0831 Householder planning permission

Address: 244 Wokingham Road, Reading RG6 1JS

Proposal: New Single storey rear extension

Applicant: Mr & Miss Bruno & Michela Schiavo & Turco

Received date: 2024-06-28

Target Decision date: 2024-08-29

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site is a two-storey semi-detached property. It is not a listed building, nor does it fall within a conservation area. The surrounding area comprises many large detached and semi-detached properties.

Site visit date: 30th July 2024



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the construction of a single storey rear extension with a flat roof. The existing single storey rear extension would be removed to make way for the proposed extension, which would extend across the entire rear of the original house, measuring 4.5m in depth, with total height of ca 2.92m. Following communication with the agent, the splayed rear wall adjacent to the adjoining property has been adjusted to be straightened. The proposed rear extension includes the installation of two roof lights, one sliding rear-facing door and window and a 50cm roof overhang. Additionally, one side door would replace the side window in the original northern wall. All proposed bricks are to match the existing.

Further to the communications regarding the details of the rear elevation with the agent, the following plans are under consideration:

Drawing No. 200 – Proposed Elevations

Drawing No. 101 – Proposed Location and Block Plan

Drawing No. 110 – Proposed Floor Plans

Drawing No. 102 – Proposed Site Plan

As received on 27th August 2024.

Drawing No. 010 – Existing Floor Plans

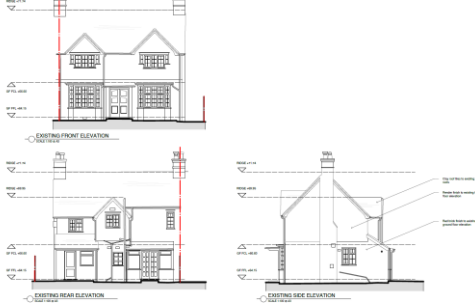
Drawing No. 020 – Existing Elevations

Drawing No.001 – Existing Location and Block Plans

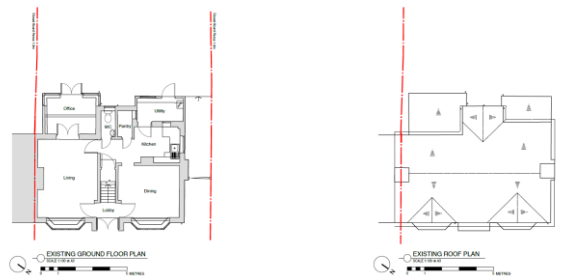
Location Plan

As received on 28th June 2024.

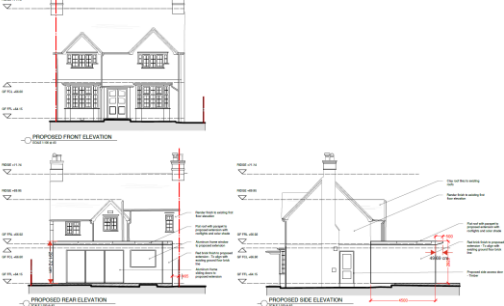
Existing Elevations:



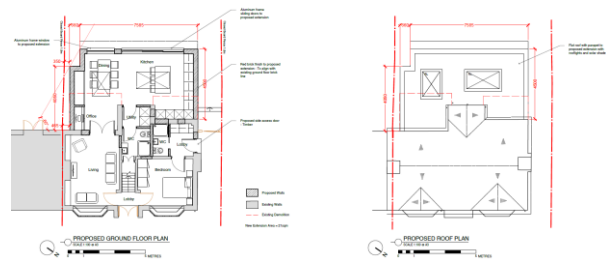
Existing Floor Plans:



Proposed Elevations:



Proposed Floor Plans:



(Officer note: There is one minor measurement error regarding the depth of the proposed overhang within the proposed elevations, which should be ca 50cm.)

3. RELEVANT PLANNING HISTORY

PL/23/1332 - Single story rear extension - Withdrawn

4. CONSULTATIONS

The following addresses were consulted by letter:

- 246, Wokingham Road, Reading, RG6 1JS
- 1, Talfourd Avenue, Reading, RG6 7BP
- 242, Wokingham Road, Reading, RG6 1JS

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

5. LEGAL AND PLANNING POLICY CONTEXT

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.

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.

Following communications with the agent, the original proposed splayed rear wall has been straightened. All proposed bricks would be red, matching those of the existing. Therefore, it is considered to respect the character and appearance of the host dwelling and local environment. There is no detrimental impact on the street scene, given its rear location. Moreover, the proposed depth would be approximately 4.5m, which is only 0.5m beyond the guidance outlined in the Design Guide to House Extensions Supplementary Planning Document 2021. Therefore, the proposal is considered acceptable in terms of scale. Sufficient private outdoor space would be retained following the completion of the proposed works.

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.

Following the provision of the 60-degree line drawn from the midpoint of the closest window of the habitable room in the adjoining property by the agent, it can be confirmed that the proposed rear extension is unlikely to block sunlight and daylight to the neighbouring property. There are no proposed side windows. The proposed rear extension would be set back from the shared boundary. Therefore, no risks have been identified in terms of overlooking, privacy or overbearing.

Overall, the proposal 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

Approve with Conditions

Recommended Conditions:

Time limit

Approved plans

Materials (to match)
Use of roof restricted