

DELEGATED APPLICATION REPORT

Ward: Thames

App Ref: PL/24/0581 Householder planning permission

Address: 50 Cardiff Road, Reading, RG1 8EP

Proposal: Single storey rear extension

Applicant: Mr S Date

Received date: 2024-05-03

Target Decision date: 2024-09-13 (EXT)

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site is a two-storey mid-terraced property. It is located to the north of Cardiff Road. The property is not a listed building, nor does it fall within a conservation area. The site is within Flood Risk Zone 2.

Site visit date: 4th June 2024



2. PROPOSAL AND SUPPORTING INFORMATION

The planning permission is sought for a single storey rear extension with a flat roof. The proposed rear extension would be partially infilled and then project 4.8m from the entire rear wall. The total height of the rear extension would be 3m. The proposal is intended to be used as a dining room. There are three rooflights, one rear-facing door, and some associated internal alterations included in the proposal. The proposed wall would match the existing.

Plans considered:

Location Plan

~~Drawing No. 1150/05 – Proposed Plans, Elevations and Block Plan~~

Drawing No. 1150/01 – Existing Plans and Elevations

Received 3 May 2024.

Drawing No. 1150/05 A – Proposed Plans, Elevations and Block Plan (with Tree Plan)

Received 21st June 2024.

Flood Risk Assessment, prepared by Simon Jones-Parry BSc CEng MICE, received on 22nd August 2024.

Existing Floor Plan and Elevations:



Proposed Floor and Elevations:



3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter:

- 52, Cardiff Road, Reading, RG1 8EP
- 48, Cardiff Road, Reading, RG1 8EP

No letters of representation have been received.

Site notice has been affixed in 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)
EN14 (Trees, Hedges and Woodlands)
EN18 (Flooding and Sustainable Drainage Systems)

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 proposal is considered acceptable in terms of scale and design, as it is only a single storey and proportionate to the main building. Additionally, the proposed wall would match the existing building. Due to the rear extension being mainly situated at the rear of the property and it being mid-terraced, it is not visible from the street view. There are similar extensions within the wider areas and, therefore, there is no significant harm to the character of the host dwelling and the local environment.

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 be set off the shared boundary with the adjoining properties. No side window is proposed. The proposed rear extension would not extend beyond the 60-degree line drawn from the midpoint of the closest window of the habitable room in the adjoining properties (the window to the rear, as seen in the photo above is not serving a habitable room). Therefore, it is not considered that the proposal would have any detrimental effects with regard to privacy and overlooking, overbearing effects and sunlight and daylight provision. In compliance with Policies H9 and CC8.

Trees

Policies CC7 states that the development proposed should make a positive contribution to the provision of green infrastructure and landscaping. Policy EN14 states that individual trees, groups of trees, hedges and woodlands will be protected from damage or removal where they are of importance, and Reading's vegetation cover will be extended. The quality of waterside vegetation will be maintained or enhanced.

During the site visit, two palm trees were identified next to the construction area. Following communication with the agent, a simple tree plan was received. The two trees were plotted and shown to be 5m away

from the construction area. Additionally, the proposed development is not within the Root Protection Area. A protective fence would be installed to prevent damage to the trees from any related construction activities. A condition would be included to secure the installation of the protective fence.

Flood Risk

Policy EN18 requires proposals within areas of flood risk to not reduce the capacity of the flood plain to store floodwater, impede the flow of floodwater or in any way increase the risks to life and property arising from flooding. Wherever possible, development should be designed to reduce flood risk, both on- and off-site.

As the proposal site is within flood zone 2, it is a requirement that a flood risk assessment should be completed using the advice for minor extensions. A minor extension includes a householder extension with a floor space of no more than 250 sqm.

The submitted FRA highlights that fluvial (river) flooding, reservoir flooding, groundwater flooding, surface water (pluvial) flooding, sewer flooding and flooding from artificial drainage systems have been taken into consideration. Only Fluvial flooding is the dominant form of flooding at 50 Cardiff Road, as no defences are present to mitigate such flooding. Following the risk assessment, the mitigation measures outlined in the report demonstrate that the likelihood of internal flooding is very low. If flooding were to occur, 50 Cardiff Road would remain habitable, and initiating or maintaining a flood plan would be an unnecessary burden. It is compliant with the requirements of the NPPF. The report also recommended that the occupant of 50 Cardiff Road subscribe to the Environment Agency flood warning service, which is already available for the property, and keep a sufficient number of bricks or other suitable materials on hand to raise ground floor furniture should internal flooding threaten.

Therefore, it is considered that the proposals will not increase the risk of flooding or compromise the safety of the occupants or neighbours should a 1 in 100-year (FZ2) flood occur. In compliance with Policy EN18.

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:

Approved Plans

Time Limit

Materials (To Match)

Use of Roof Restricted

Arboricultural Method Statement (As Specified)

Flood Protection Measures (As Specified)