

DELEGATED APPLICATION REPORT

Ward: Whitley

App Ref: PL/24/0777 Householder planning permission

Address: 557 Basingstoke Road, Reading RG2 0SH

Proposal: Revised Proposals for the Single storey side extension with part double and part single storey rear extensions, new dormer to front elevation. (Revised proposals to 1st floor following approval of planning applications referenced 200899 & 211905)

Applicant: Mr M Ali

Received date: 2024-06-17

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

Case Officer: Marcelina Rejwerska

1. SITE DESCRIPTION

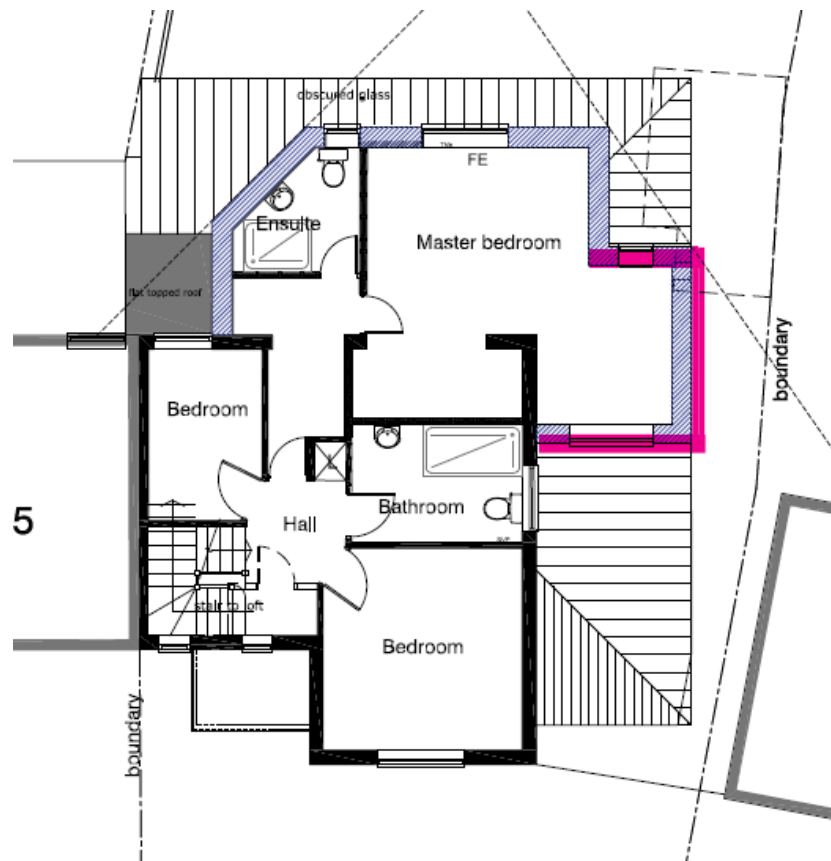
The application site is an end-terrace dwelling on the east side of Basingstoke Road in Whitley. This section of Basingstoke Road is separated from the main carriageway and is therefore considerably set back from the road. The immediate surrounding area is fairly uniform in appearance, with a number of various front and rear extensions. End-terrace properties have an “L” shape.



Application site as seen from Basingstoke Road access road. Image taken from Google Maps on 11/09/2024.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for an additional first floor extension in addition to the extensions which were granted permission under application ref. PL/21/1905. The proposed extension measures 2.37m width from the side elevation, set back by 5m from the principal elevation of the host dwelling. The depth measures 3.5m and connects to the approved two-storey rear extension. The proposed extension would have a hipped roof to match, set down from the top ridge of the host dwelling. New windows are proposed at the front and rear elevation. All other materials would be to match the existing.



Proposed first floor plan. First floor extension as previously approved. Further extension subject to this application highlighted in pink.

2.1. Information Submitted:

- BR557:502 – Location Plan, dated June 2020
- BR557:501 – Block Plan, dated June 2020
- BR557:503 – Floor Plans as Existing (Ground), dated June 2020
- BR557:504 – Floor Plans as Existing (First), dated June 2020
- BR557:505 – Floor Plans as Existing (Roof), dated June 2020
- BR557:510 – Floor Plans as Proposed (Ground), dated June 2020

Received by the LPA on 17 June 2024

BR557:020 Rev B – Elevations as Existing, dated June 2020

Received by the LPA on 20 August 2024

BR557:021 Rev B – Elevations as Proposed, dated June 2020

BR557:511 Rev P1 – Floor Plans as Proposed (First), dated June 2024

Received by the LPA on 6 September 2024

3. RELEVANT PLANNING HISTORY

PL/18/1950 - Proposed part single part two storey side and rear extension with loft conversion – Application Withdrawn

PL/20/0899 - Proposed Single storey side extension with part double and part single storey rear extensions, new dormer to front elevation. – Application Permitted on 06/01/2021

PL/21/1905 - Revised Proposals for the Single storey side extension with part double and part single storey rear extensions, new dormer to front elevation. (Revised proposals to 1st floor following approval of planning application referenced 200899) – Application Permitted on 18/01/2022

4. CONSULTATIONS

The following addresses were consulted by letter:

- 559 Basingstoke Road, READING RG2 0SH
- 555 Basingstoke Road, READING RG2 0SH

No letters of representation were received.

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'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).

National Policy and Guidance

National Planning Policy Framework

National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

CC2: SUSTAINABLE DESIGN AND CONSTRUCTION

CC7: DESIGN AND THE PUBLIC REALM

CC8: SAFEGUARDING AMENITY

H9: HOUSE EXTENSIONS AND ANCILLARY ACCOMMODATION

SPD

Design Guide to House Extensions 2021

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.

6. APPRAISAL

6.1. 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 addition to the approved design is considered acceptable in terms of scale and layout. The side extension is sufficiently set back to appear subservient to the host dwelling. Due to the positioning of the site in relation to the neighbouring dwellings, the extension is unlikely to appear overbearing or visually dominant.

6.2. 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.

- Privacy and overlooking:
 - No identified risk. New windows do not create and new views which may pose a risk of overlooking or loss of privacy.
- Overbearing effects:
 - No identified risk. The proposal is considered acceptable in terms of scale and massing.
- Sunlight and daylight:
 - No identified risk. The proposal is unlikely to negatively affect nearby neighbouring properties.

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

Grant

Recommended Conditions:

1. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:
Drawing No: BR557:021 Rev B – Elevations as Proposed, dated June 2020
BR557:511 Reb P1 – Floor Plans as Proposed (First), dated June 2024
Received by the LPA on 6 September 2024
REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.
2. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 and H9 of the Reading Borough Local Plan 2019.
3. The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.