

DELEGATED APPLICATION REPORT

Ward: Park Ward

App Ref: PL/24/0967 Householder planning permission

Address: 16 REGIS PARK ROAD, READING, RG6 7AD

Proposal: Proposed conservatory to rear

Applicant: Mr Amit Banerjee

Received date: 2024-07-29

Target Decision date: 2024-10-08 (EXT)

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site is a two storey detached property with a hipped roof. Whiteknights Lake is to the west of the application site, while a primary school is to the north. It is neither a listed building nor within a conservation area. The surrounding area consists of detached houses, student apartments, and terraced houses.

Site Visit Date: 19th September 2024



2. PROPOSAL AND SUPPORTING INFORMATION

The planning permission is sought for the erection of a rear conservatory with a mono-pitched glass roof. The proposed depth and width would both measure 3m, with an eave height of 2.4m and a total height of 3m. The proposed conservatory would primarily consist of UPVC frames with clear glazing, and the brickwork would be built up to the damp-proof course (DPC), matching that of the existing house. Two side doors would be included in the proposed work. The boundary treatments and drainage are to remain unchanged.

Plans received on 29th July 2024 as follows:

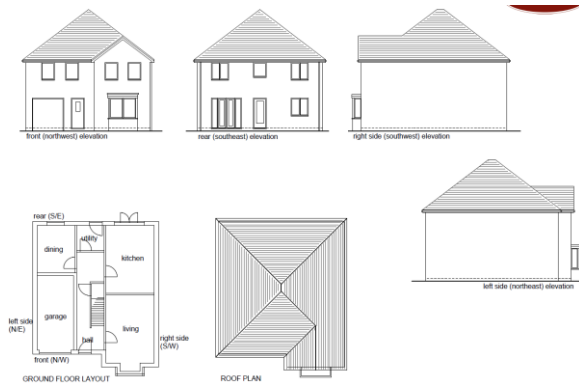
Proposed block plan, dated 1st July 2024

Proposed floor plans and elevations, dated 1st July 2024

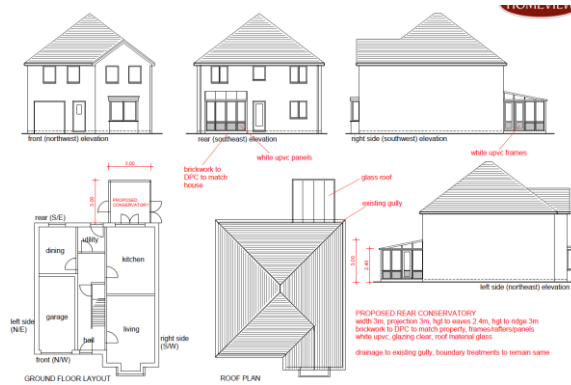
Existing floor plans and elevations, dated 1st July 2024

Location map

Existing Plans and Elevations:



Proposed Plans and Elevations:



Relevant planning history:

- 01/01109/OUT - Construction of 1,2,3 and 4 storey residential accommodation comprising 74 courtyard apartments, 9 semi-detached and 1 detached dwelling, 10 semi-detached affordable dwellings, 15 student residencies, 1 warden unit and 1 mosque. – Approval.
- 07/00741/FUL - Construction of 2, 3 and 4 storey residential accommodation comprising 33 apartments, 6 detached houses, 34 semi-detached houses and 20 terraced houses (including 8 affordable semi-detached houses and 3 terraced houses) – Conditional consent.
- 161112/HPA - Rear extension measuring 4.05m in depth, with a maximum height of 3.05m, and 2.25m in height to eaves level. – Prior Approval not required.

3. CONSULTATIONS

The following addresses were consulted by letter:

- 26 Green Road, READING RG6 7BS
- 24 Green Road, READING RG6 7BS
- 22 Green Road, READING RG6 7BS
- 20 Green Road, READING RG6 7BS
- 15 Regis Park Road, READING RG6 7AD
- 17 Regis Park Road, READING RG6 7AD

No letters of representation have been received.

4. 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 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)

5. 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 conservatory to the rear is considered acceptable in terms of design and scale. The depth of the conservatory is only 3m, which falls within the guidance of the Design Guide to House Extensions SPD 2021. There are similar conservatories to the rear of the property in the vicinity, therefore, it would not detract from the character and appearance of the local environment. The proposal is therefore considered to comply with the Policies H9 and CC7 of the Reading Borough Local Plan (2019) and the Design Guide and to House Extensions SPD 2021 overall.

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 related to overbearing, overlooking, privacy, loss of sunlight, or daylight, since the proposal is for a small-scale conservatory to the rear, only 3m*3m (depth*width). Also, there are reasonable gaps away from the shared boundary. Ample outdoor areas would be remained after the completion of the proposal. In compliance with Policies H9, H10 and CC8 of the Reading Borough Local Plan (2019).

6. 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.

7. RECOMMENDATION

Recommended Conditions:

Time Limit

Approved Plans

Materials