

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Tilehurst

App Ref: PL/241057

Address: 104 Norcot Road, Tilehurst, Reading, RG30 6BT

Proposals: Addition of a low carbon timber framed single storey, full-width rear extension and internal alterations

Case Officer: Sian Hickey

Applicant: Ms Melika Imoru

Date received (valid from): 15 August 2024 **Decision date (ext):** 18 October 2024

1. SITE DESCRIPTION

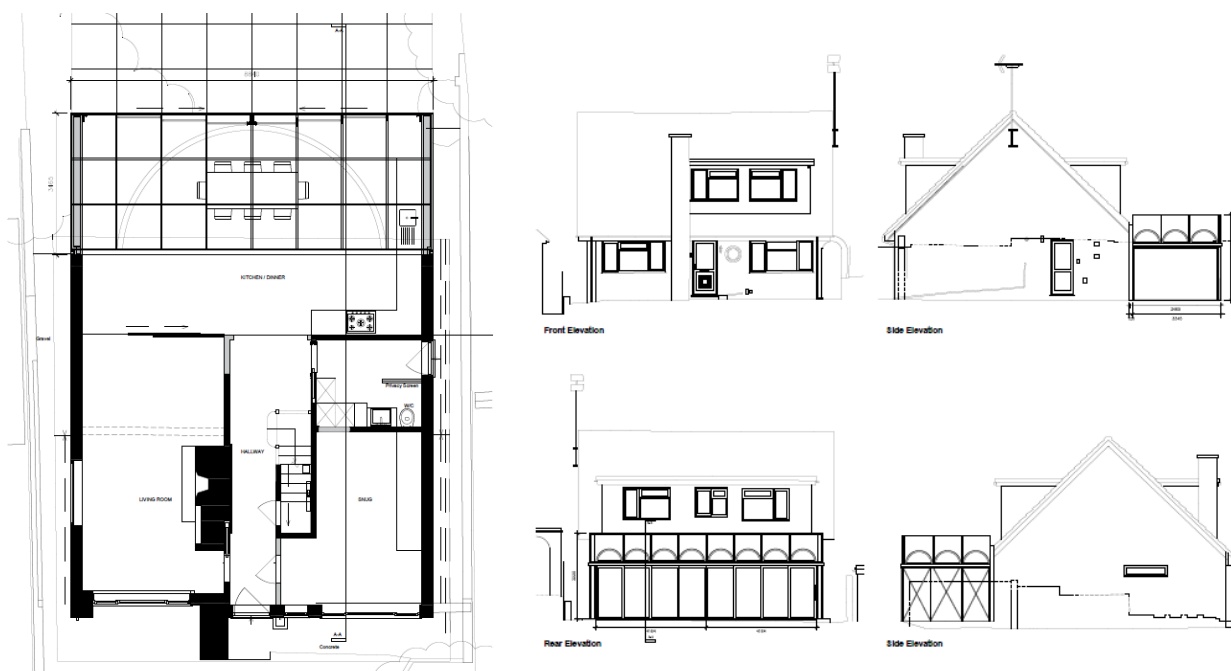
The application site is a detached residential property located in Norcot Road. The surrounding area is predominantly residential.

Site visit date: 26 September 2024.



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the construction of a timber framed, single storey rear extension. The proposed extension would extend across the full width of the dwelling and project 3.465m in depth.



Plans/documents considered:

Drawing No. 050 – Location Plan received 15th August 2024
Drawing No. 005 – Existing Section A-A received 15th August 2024
Drawing No. 004 – Existing Roof Plan received 15th August 2024
Drawing No. 003 – Existing First Floor Plan received 15th August 2024
Drawing No. 002 – Existing Ground Floor Plan received 15th August 2024
Drawing No. 001 – Existing Topographical Drawing received 15th August 2024
Drawing No. 502 – Proposed Ground Floor Plan received 15th August 2024
Drawing No. 503 – Proposed First Floor Plan received 15th August 2024
Drawing No. 504 – Proposed Roof Plan received 15th August 2024
Drawing No. 505 – Proposed Section A-A received 15th August 2024
Drawing No. 512 – Proposed Elevations received 15th August 2024
Drawing No. 513 - 3D Visualisation received 15th August 2024
Design and Access Statement received 15th August 2024
Arboricultural method statement & tree protection recommendations received 4th October 2024

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

The following addresses were consulted by letter.

100 Norcot Road Reading RG30 6BT
102 Norcot Road Reading RG30 6BT
110 Norcot Road Reading RG30 6BT
38a Chichester Road Reading RG30 4XB
38b Chichester Road Reading RG30 4XB

Letters of representation have been received as follows: **None**

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

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 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.

In term of scale, the proposed extension is considered acceptable, and the plot is capable of taking an extension of this size. The proposed extension is single storey in nature and considered subservient to the host dwelling. The depth of the proposed extension would not exceed the 4m guidance within the SPD.

In terms of design, the proposed extension is considered acceptable. Although the proposal would be more modern in appearance, it is not considered to detrimentally detract from the character of the host dwelling, the flat roof form would be in keeping with the flat roof of the existing rear dormer. There are a variety of extensions and outbuildings within the vicinity, including at the direct neighbouring properties. Overall, due to the single storey nature of the development, it is not considered that the proposal would be harmful to the character of the dwelling or the wider area. The proposed extension is contained at the rear of the site and would therefore not be visible from the roadside.

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 proposed rear extension is single storey only, it would be set away from both side boundaries, and the maximum height of the extension would be 3.220m. Therefore, there are no identified risks of the proposal appearing overbearing to neighbouring properties and it is unlikely to cause significant detrimental harm with regards to loss of light to the closest neighbouring habitable windows. There are also no identified risks in relation to privacy and overlooking. The property has a large rear garden, and the amount of remaining amenity space is considered acceptable.

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:

Time limit

Approved plans

Materials

Arboricultural Method Statement (As specified)