

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Redlands Ward

App Ref: PL/24/1205

Address: 8 Morgan Road, Reading, RG1 5HG

Proposals: Erection of a single storey garden room

Case Officer: Mishga Marshall

Applicant: Mr Richard Browne

Date received (valid from): 13/09/2024 **Target Decision date:** 08/11/2024

1. SITE DESCRIPTION

The application site is a two storey detached property with pitched roof, located on the south side of Morgan Road. It is not a listed building, nor does it fall within a conservation area, however, is on Article 4 land. The property boasts a large rear garden, with an existing wooden shed located in the rear-most corner, proposed by the application to be moved to the other rear corner, and the proposed development to take its current space. The surrounding area is predominantly residential, with a mixture of detached and semi-detached dwellings. No trees will be affected by the proposed development.

Site visit date: 02/10/2024

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for the construction of a single storey outbuilding, within the rear garden of the dwelling, with a sloping roof measuring ~3m northern elevation and ~2.7m on the southern elevation. The use of the proposed outbuilding has not been specified, however it has been outlined by the applicant in the Design and Access Statement that use of the proposed will remain incidental to the main property. The proposed outbuilding would be located to the southern most section of the rear garden, parallel to the boundary and set back by between ~0.7m and ~1m. The proposal would measure ~6.3m in width and ~3.3m in depth; and have an estimated total footprint of approx. 21 sqm. No windows have been proposed for the development, the entrance would have French door, spanning a width of ~5.12m, in the northern elevation, with a height of ~2.11m.

The previously approved development (PL/14/1539) has been implemented, i.e. the side and rear extensions to the main building have been completed. No works have been undertaken to the outbuilding.

Plans considered:

TQRQM24257105509049 - Site Plan - 13 Sept 2024

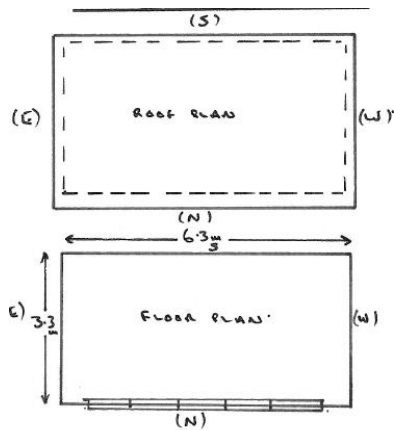
PP-13405630v1 - Location Plan - 13 Sept 2024

Layout Plan

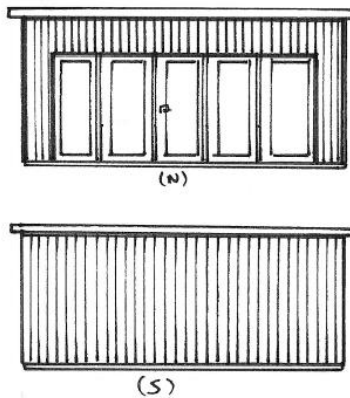
Design and Access Statement

Plans submitted:

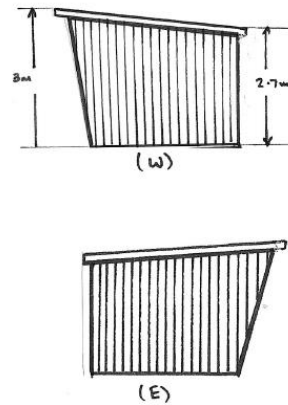
Floor Plan:



N/S Elevations



E/W Elevations



3. RELEVANT PLANNING HISTORY

PL/14/1539 - Single Storey Rear Extension with new Patio, Part First Floor Side Extension to the East over the existing attached garage, Part Two Part Single Storey in front of garage and Part Two Part Single Storey Side Extension to the West. - Development Approved on 20/11/2014

4. CONSULTATIONS

The following addresses were consulted by letter.

6 Morgan Road, READING, RG1 5HG
10-12 Morgan Road, READING, RG1 5HG
36 Allcroft Road, READING, RG1 5HH

No letters of representation have been received.

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 2023
National Planning Practice Guidance 2014

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 SPG 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 further sets out relevant considerations for design.

The outbuilding would be located to the rear of the dwelling's rear garden, and so would not be visible from public street view and as such would not appear as an obtrusive feature within the wider area. The proposed materials of the development would be timber clad with a black epdm rubber roof, as stated in the Design and Access Statement. Given the design and location of the proposed outbuilding, it is considered the development would be sit comfortably within the context of the site and respect the character of both the dwelling and the surrounding area. With respect to the substantially large rear garden, the proposed outbuilding is considered to be of modest size and would not distract from the appearance and character of the main dwelling. With this in mind, the proposed development is considered to comply with the relevant considerations of Policy H9 and CC7 of the Reading Borough Local Plan (2019).

Residential Amenity

Policy H9 states 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 maximum height of the proposed outbuilding is 3m to the front and ~2.7m to the rear, and would be set 1m from the boundary, as such, it is not considered the proposed development would result in a loss of daylight and sunlight or be unduly overbearing to the neighbouring properties. Aside from the glazed doors on the northern elevation, facing towards the main dwelling, there are no additional door or windows, proposed for the outbuilding, as such, it is not expected the proposed would result in undue overlooking, especially when combined with the location of the proposed to the far rear of the property. With this in mind, it is not considered the development would have undue harm on the neighbouring amenities of adjoining dwellings and complies with the relevant considerations of Policies CC8, H9, and H10 of the Reading Borough Local Plan (2019).

7. CONCLUSION

The proposed development has been assessed as set out above and is considered to be acceptable in relation to relevant policies, subject to the following conditions.

8. RECOMMENDATION

Recommended Conditions:

Time Limit

Materials

Approved Plans