

## **DELEGATED APPLICATION REPORT**

Ward: Whitley Ward

App Ref: PL/24/1034 Householder planning permission

Address: 31 GREENFIELDS ROAD, READING, RG2 8SG

Proposal: Erection of a single storey rear extension. (amended)

Applicant: Anelle Utepova

Received date: 2024-08-12

Target Decision date: 2024-11-06 (EXT)

**Case Officer: Huimin Chen**

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### **1. SITE DESCRIPTION**

The application site is a two-storey, semi-detached, brick-built house that is set further back than the pair of semi-detached houses to the east (Nos. 25 and 27). No. 29 has an existing flat-roofed, single-storey extension, approximately 3.4 meters in depth, up to the boundary with the application site. There is ca 70cm to the side boundary with No. 33. The boundaries are 1.8m in height, close-boarded fence panels.

Site Visit Date: 26th September 2024



### **2. PROPOSAL AND SUPPORTING INFORMATION**

The original proposal was to erect a two storey rear extension. However, the bat survey requested by the Ecology consultee could not be managed to complete within the agreed timeframe to support the proposal. As a result, the agent has revised the application to omit the proposed first floor extension and instead seek approval for a single storey rear extension.

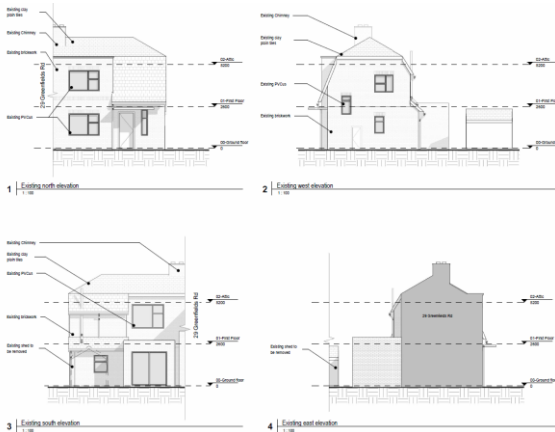
The revised proposal is for a single storey rear extension with a flat roof, projecting ca 3.2m from the entire rear of the main house. The proposed extension would have a height of ca 3m. The existing shed will be removed to accommodate the extension. The proposal also includes the installation of one rear-facing window and a sliding door. All proposed materials will match those of the existing structure.

#### Plans under consideration:

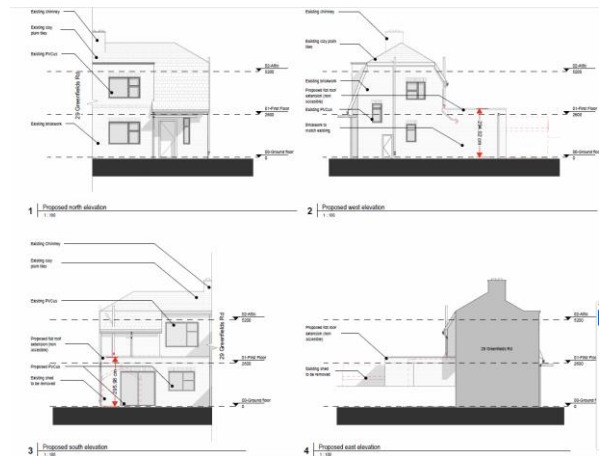
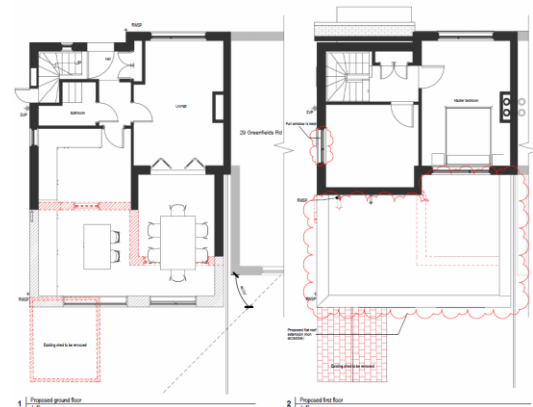
- Drawing No. 2415-JMDS-XX-DR-A-0001-4 – Existing Site Plan
- Drawing No. 2415-JMDS-00-XX-DR-A-0002-3 – Existing Plans
- Drawing No. 2415-JMDS-XX-DR-A-0003-3 – Existing Elevations
- Drawing No. 2415-JMDS-XX-DR-A-0004-3 – Existing axonometric views
- Drawing No. 2415-JMDS-00-GF-DR-A-1009-5 – Proposed Site Plan
- Drawing No. 2415-JMDS-00-XX-DR-A-1010-5 – Proposed Plan Option 4
- Drawing No. 2415-JMDS-XX-DR-A-1011-5 – Proposed elevations option 4
- Drawing No. 2415-JMDS-XX-DR-A-1012-5 – Proposed axonometric views option 4

Received on 23 October 2024.

### Existing Plans and Elevations:



### Proposed Plans and Elevations:



### Relevant planning history:

None.

## **3. CONSULTATIONS**

### Ecology Consultation:

The Ecology consultee confirms that the house will require a bat survey. The site is also located close to two confirmed bat roosts. Following communication with the agent, the agent has decided to omit the proposed first-floor extension. Since the revised proposal would not impact the existing roof, the bat survey is not required for this application.

The following addresses were consulted by letter:

- 29 Greenfields Road, READING RG2 8SG
- 33 Greenfields Road, READING RG2 8SG
- 5 Moreleigh Close, READING RG2 8SQ
- 3 Moreleigh Close, READING RG2 8SQ
- 31 Greenfields Road, READING RG2 8SG
- 35 Greenfields Road, READING RG2 8SG

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)  
EN14 (Trees, Hedges and Woodland)

#### **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 proposal is overall considered acceptable in terms of size, given its single storey nature and small scale. All proposed materials would match those of the existing building, and the proposed development would be invisible from the street scene. Therefore, it would not detract from the character or appearance of the existing house or 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.

There are no identified risks related to loss of light, privacy, or overbearing issues. The proposed rear extension would project only about 1m beyond the rear building line of the adjoining property, no side windows are proposed, and the side wall would be set back from the shared boundary wall. The rear garden would retain sufficient outdoor space after the proposal is completed. In compliance with policies CC8, H9, and H10 of the Reading Borough Local Plan 2019.

### **Trees**

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.

Following the site visit, and communications with the agent, a simple Tree Protection Plan has been provided on the proposed site plan. As shown, the proposed development would be ca 16m away from the trunks of the trees. Therefore, the proposal is not considered to cause any harm to the trees. A Construction Exclusion Zone has been marked on the proposed site plan, which would be marked on-site prior to any construction activity and maintained until the development is complete. Therefore, the proposal is considered acceptable in terms of its impact on trees, subject to a condition to secure the implementation of the proposed tree protection plan.

### **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 (To Match)

Use of Roof Restricted

Arboricultural Method Statement (As Specified)