

DELEGATED APPLICATION REPORT

Ward:

App Ref: PL/24/1169 Householder planning permission

Address: 173 WHITLEY WOOD LANE, READING, RG2 8PW

Proposal: Erection of a double storey rear extension

Applicant: Mr S Shrestha

Received date: 2024-09-05

Target Decision date: 2024-11-08

Case Officer: Gary Miles

1. SITE DESCRIPTION

The application site is a two-storey, double bay fronted, detached dwellinghouse located on Whitley Wood Lane. The property is constructed from red brick with a grey tiled pitched roof. The property benefits from a large north-easterly facing rear garden and has off-street parking for several vehicles. Whitley Wood Lane is made up of semi-detached and detached properties of similar age but of varying character. Many properties in the street have been subject to refurbishments and extensions of varying design and scale. The property is not listed, nor within a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal consists of a full width, double storey 4m rear extension with hipped roof to create an open plan kitchen dining area and two additional bedrooms, along with internal alterations. Several new openings will be created at ground and first floor level to the rear and side elevations - new upvc windows and upvc folding door to the rear and windows to the side. The proposed brickwork and hipped roof materials will match the existing property.

Plans considered:

Drawing no: 01/DT/08/2024 sheet 1 – Floor Plans - Existing & Proposed, dated Aug 24

Drawing no: 02/DT/08/2024 sheet 2 – Rear Elevation – Existing & Proposed, dated Aug 24

Drawing no: 03/DT/08/2024 sheet 3 – Side Elevations – Existing & Proposed, dated Aug 24

Drawing no: 04/DT/08/2024 sheet 4 – Section, dated Aug 24

Drawing no: 05/DT/08/2024 sheet 5 – Existing Block Plan, dated Aug 24

Drawing no: 06/DT/08/2024 sheet 6 – Proposed Block Plan, dated Aug 24

Location Plan, dated Sept 24

Received by the Local Planning Authority on 5th September 2024

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter:

175 Whitley Wood Lane, READING, RG2 8PW

169 Whitley Wood Lane, READING, RG2 8PW

173 Whitley Wood Lane, READING, RG2 8PW

1 Webster Close, READING, RG2 8BF

2 Webster Close, READING, RG2 8BF

3 Webster Close, READING, RG2 8BF

4 Webster Close, READING, RG2 8BF

5 Webster Close, READING, RG2 8BF
6 Webster Close, READING, RG2 8BF
7 Webster Close, READING, RG2 8BF
177-179 Whitley Wood Lane, READING, RG2 8PW
232 Whitley Wood Road, READING, RG2 8LH
234 Whitley Wood Road, READING, RG2 8LH
232a Whitley Wood Road, READING, RG2 8LH
234a Whitley Wood Road, READING, RG2 8LH

No letters of representation have been received.

5. 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. 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)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
H9 (House Extensions and Ancillary Accommodation)

SPG/SPD

A Design Guide to House Extensions SPG

7. 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 Design Guide to House Extensions – supplementary planning guidance states that extension shall generally not project more than 4m from the existing rear elevation. Officers consider the 4m projection is generally acceptable in this instance. The proposed extension will also be constructed from materials to match the host property, whilst the proposed hipped roof will match the host property. Officers

consider the extension will marry in seamlessly with the character, the style and the overall design of the existing host property.

The proposal is considered compliant with policies CC7 and H9 of the Reading Borough Local Plan 2019.

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 extension is not considered overbearing to both neighbours, as both neighbouring properties are partly set further back than that of the host property which will reduce the overall impact and mitigate against harm to the line of light.

A small single storey rear extension is currently present on the boundary with no.175 Whitley Wood Road and it therefore already partially screens the proposed development.

Property no.169 Whitley Wood Lane has a rear extension with side window facing the development and an additional conservatory extension beyond that. The primary source of light into the single storey extension is provided via the fully glazed conservatory, allowing light to flood in. It is not considered the extension will be harmful to daylight or sunlight.

The host property maintains a larger than average rear garden for socialising, therefore the amenity of the host property is not harmed because of the proposed extension.

The proposed extension is considered acceptable and therefore compliant with policies CC8 and H9 of the Reading Borough Local Plan 2019.

8. 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.

9. RECOMMENDATION

Recommended Conditions:

TL1
AP1
M1
PD2