

DELEGATED APPLICATION REPORT

Ward: Whitley Ward

App Ref: PL/24/1259 Householder planning permission

Address: 41 NEW HAMPSHIRE STREET, READING, RG2 6AJ

Proposal: Proposed rear conservatory

Applicant: Mr and Mrs Rayis

Received date: 2024-09-25

Target Decision date: 2024-11-20

Case Officer: Huimin Chen

1. SITE DESCRIPTION

This is a 2½-storey end-terraced house located in the middle of Green Park Village. There is a narrow passageway to the south of the house that provides access to the rear garden of the application site. To the south of this passageway are the rear gardens of another row of terraced houses. The property has the largest garden in this row.

Site Visit: 12 November 2024



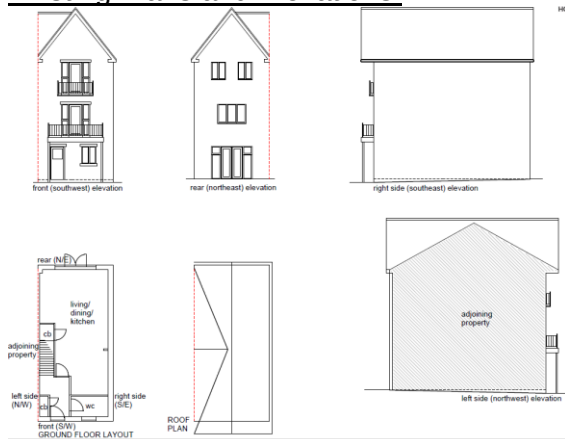
2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for a rear conservatory with a hipped roof. It would project 3m from the rear of the property, with an eave's height of 2.2m and a total height of 3.5m. The proposed development would be set off from both side wooden fences, with a width of 4m. Part of the northern wall would be solid brick to match the existing property, while the rest would be framed with black uPVC, using clear glazing. The roof is proposed to be glass.

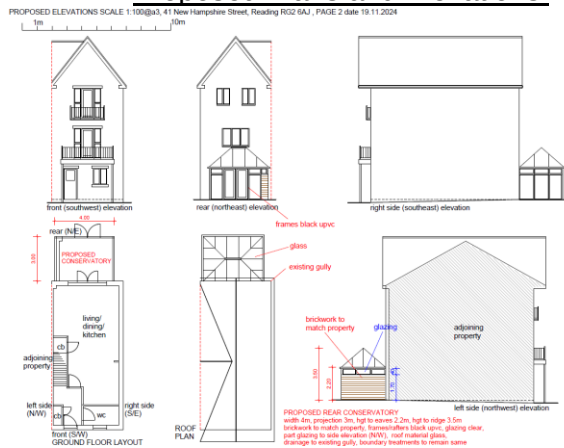
Further to the communications with the agent regarding blocking light to adjoining property, following plans are under considerations:

- Location Plan
- Block Plan
- Existing Elevations (including Existing Ground Floor Plan) dated 14/9/2024
Received on 25th September 2024.
- Proposed Elevations (including Proposed Ground Floor Plan), dated 19/11/2024
Received on 19th November 2024.

Existing Plans and Elevations:



Proposed Plans and Elevations:



Relevant planning history:

None.

3. CONSULTATIONS

The following addresses were consulted by letter:

- 98 Maine Street, READING, RG2 6AZ
- 100 Maine Street, READING, RG2 6AZ
- 102 Maine Street, READING, RG2 6AZ
- 39 New Hampshire Street, READING, RG2 6AJ
- 41 New Hampshire Street, READING, RG2 6AJ
- 43 New Hampshire Street, READING, RG2 6AJ
- 19 Connecticut Street, READING, RG2 6AN
- 21 Connecticut Street, READING, RG2 6AN
- 23 Connecticut Street, READING, RG2 6AN
- 25 Connecticut Street, READING, RG2 6AN
- 27 Connecticut Street, READING, RG2 6AN
- 29 Connecticut Street, READING, RG2 6AN

One letter of representation has been received as follows:

- Neighbour 39 New Hampshire Street, Reading, RG2 6AJ Object

The proposed development will block the view from the rear of the house, which is unusual in this village. The increased brickwork height (0.4m above our fence) will create an enclosed feeling, negatively affecting their mental health. The large structure, particularly the high brickwork, will block natural light, overshadowing their garden and dining area. The proposed conservatory (3.5m high) next to the shared fence will have a significant negative visual impact on the area, making it less attractive and enjoyable for residents. Overall, the proposal will have a detrimental effect on the quality of life for nearby neighbours.

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

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

Further to communications with the agent, the revised plans were received on 19/11/2024. The proposed 2.1m-high northwest wall has been changed to consist of a 1.7m-high brick wall, with the remaining 40cm being a uPVC frame with glazing. The assessment will be based on these revisions.

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 considered acceptable in terms of size and scale, given that the proposed rear conservatory would extend only a maximum depth of 3m, with an eave height of 2.1m. The conservatory would have a hipped roof made of a uPVC frame with glass, and the proposed brick wall would match the existing property. The remaining sides would be framed with black uPVC and glazing. Overall, the proposal is small in scale relative to this 2½-storey property and is not visible from the street. It is not considered to detract from the character or appearance of the existing house and the local environment. This complies 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.

Further to communications with the agent, the proposed northwest brick wall adjacent to No. 39 has been reduced in height, making it lower than the shared fence. The portion of the wall that is higher than the fence will be transparent. Therefore, no risks regarding loss of light have been identified. Given that it is a small-scale conservatory with a hipped roof and a side wall set off from the shared fence, it is not considered to raise any concerns regarding privacy or overbearing impact. This is in compliance with policies CC8 and H9 of the Reading Borough Local Plan 2019.

The rear garden of the application site is the largest in this row of terraced houses, so it would retain sufficient outdoor space after the proposal is completed. The proposal is therefore considered to comply with Policy H10 of the Reading Borough Local Plan 2019 on this basis.

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

Approve with Conditions

Recommended Conditions:

Approved Plan

Time Limit

Materials (As Specified)