

DELEGATED APPLICATION REPORT

Ward: Redlands Ward

App Ref: PL/24/1364 Householder planning permission

Address: 41 ALEXANDRA ROAD, READING, RG1 5PG

Proposal: Single-storey side extension, internal alterations and fenestration works. (amended)

Applicant: Ms Angharad Evans and Mr Andrew Moon

Received date: 11/10/2024

Target Decision date: 09/12/2024 (EXT)

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site is a two-storey semi-detached property which falls within the Alexandra Road Conservation Area. Alexandra Road is characterised by large Victorian dwellings set back from the pavement. Large rear gardens and wide gaps between buildings add to the road's spacious atmosphere. Mature trees on the roadside edge of wide pavements line the road. Apart from Reading School, The Orthodontic Centre, and Redlands Parish Church & Hall, the vicinity of the site is predominantly residential.



Fig 1 & 2: Front of 41 Alexandra Rd (Left), site photo taken by officer, 29/10/2024

2. PROPOSAL AND SUPPORTING INFORMATION

The application seeks planning permission for a single-storey side extension, which would also project to the rear of the original property, aligning with the existing side and rear building line. The proposed development would have a flat roof with a roof lantern, measuring an eaves height of approximately 2.94m. There is a long, high-level window proposed for the north side. One door with two attached windows would be installed in the rear elevation.

The proposal would also involve internal alterations and fenestration works. One window is proposed for the northern ground floor of the original house, matching the existing windows.

As per the application form, all proposed bricks are to match those of the existing structure. All proposed windows would be white wooden sashes to match the existing aluminium Crittall frames on the kitchen windows. The door at the rear would be aluminium Crittall.

Plans/documents submitted:

Drawing No. 24019.S.PP – 01 – Existing Basement Plan

Drawing No. 24019.S.PP – 02 – Existing Ground Plan

Drawing No. 24019.S.PP – 03 – Existing First Floor Plan

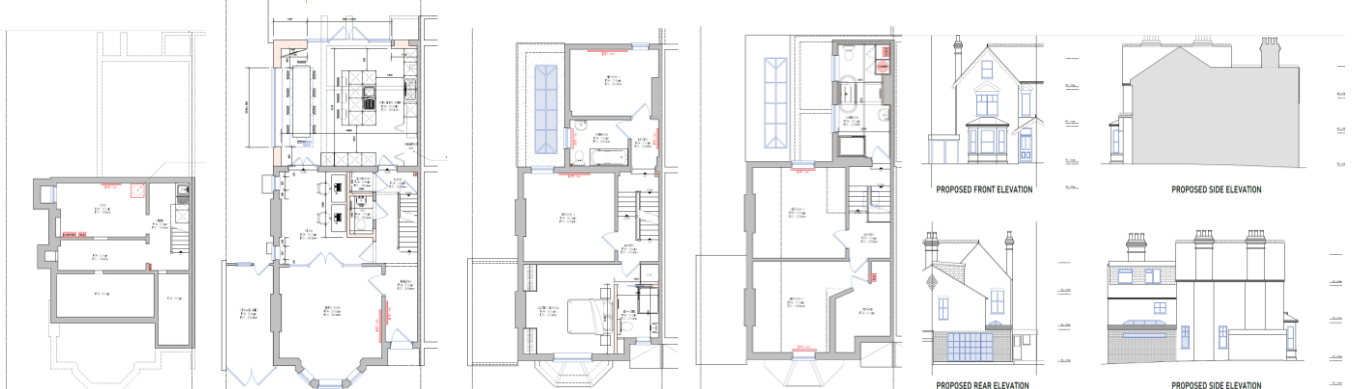
Drawing No. 24019.S.PP – 04 – Existing Second Floor Plan

Drawing No. 24019.S.PP – 05 – Existing Elevations
 Drawing No. 24019.S.PP – 06 – Proposed Basement Plan
 Drawing No. 24019.S.PP – 07 – Proposed Ground Floor Plan
 Drawing No. 24019.S.PP – 08 – Proposed First Floor Plan
 Drawing No. 24019.S.PP – 09 – Proposed Second Floor Plan
 Drawing No. 24019.S.PP – 10 – Proposed Elevation
 Drawing No. 24019.S.PP – 11 – Location Plan
 Drawing No. 24019.S.PP – 12 – Block Plan
 Application Form
 Received on 11 October 2024.

Existing floor plans (basement, ground floor, first floor, second floor) and elevations:



Proposed floor plans (basement, ground floor, first floor, second floor) and elevations:



3. RELEVANT PLANNING HISTORY

PL/223/1560/HOU – Replacement of single glazed sash windows with double glazed timber framed sash windows – permitted development.

4. CONSULTATIONS

The following addresses were consulted by letter:

- 43 Alexandra Road, READING RG1 5PG
- 6 Donnington Gardens, READING RG1 5LY
- 8 Donnington Gardens, READING RG1 5LY
- 39 Alexandra Road, READING RG1 5PG

Site Notice has been attached for 21 days. 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
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
EN1 (Protection and Enhancement of the Historic Environment)
EN3 (Enhancement of Conservation Areas)
H9 (House Extensions and Ancillary Accommodation)
H10 (Private and Communal Outdoor Space)

SPD

Design Guide to House Extensions SPD 2021
Alexandra Road Conservation Area Appraisal 2005

6. APPRAISAL**Impacts on Historic Character and Appearance of the Property and Conservation Area**

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. EN1 and EN3 state that historic features, areas of historic importance and other elements of the historic environment, including their settings will be protected and where possible enhanced.

Although the application site falls within the Alexandra Road Conservation Area, the proposed side extension, which would also project to the rear of the original property, is not considered to harm the historic character and local distinctiveness of the surrounding area, as the proposed development would be invisible from the street and not relevant to any of the '4.4 Negative Features' in the Alexandra Road Conservation Area Appraisal 2005. Additionally, the proposed construction would not lead to any loss of polychromatic brickwork and decorated bargeboards at 41 Alexandra Road, which are important architectural and historic features of this building. Furthermore, the proposed development is small in scale, and all proposed materials would mainly match the existing red brick. Therefore, there are no identified risks in terms of the character and appearance of the property and the local environment.

Impacts on 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 in terms of being overbearing or blocking sunlight and daylight to No. 39, given that the proposed side extension would be single-storey and set back from the shared boundary by 1.9m. Although two side windows are proposed for the northern wall at ground level, this is considered acceptable as one of the proposed windows would be high-level, measuring 25cm in width. Another proposed window in the original wall would be the same as the existing one, making no difference compared to the current situation. Both windows would be 1.9m away from the shared boundary. As such, there would be no harm in terms of overlooking.

In conclusion, the proposal is considered acceptable based on the reasons listed above.

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

Recommended Conditions:

Approved Plans

Time Limit

Materials (As Specified)

Use of Roof Restricted