

DELEGATED APPLICATION REPORT

Ward: Redlands Ward

App Ref: PL/24/1395 Householder planning permission

Address: 35 NORTHUMBERLAND AVENUE, READING, RG2 7PS

Proposal: Demolition of conservatory and erection of single storey rear extension.

Applicant: Mr N Christiansen

Received date: 21/10/2024

Target Decision date: 16/12/2024

Case Officer: James Schofield

1. SITE DESCRIPTION

The proposal site is one half of a semi-detached dwelling. The host dwelling has had a conservatory added to the rear while the adjoining site has had a rear extension along the same shared boundary.

Site visit date: 12/12/2024

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for the demolishing of an existing conservatory and replacement with a single-storey 3.5 metre deep rear extension with lean-to roof. Plans considered;

Dwg No 24/369/50 Location Plan & Block Plan

Dwg No 24/369/10 Existing Plans

~~Dwg No 24/369/11 Rev C. Proposed Ground Floor Plan and Elevations (superseded)~~

Dwg No 24/369/12 Existing Elevations

As received on the 21st of October 2024

Dwg No 24/369/11 Rev C. Proposed Ground Floor Plan and Elevations

As received on the 13th of December 2024

3. RELEVANT PLANNING HISTORY

None relevant.

4. CONSULTATIONS

The site notice was posted by the applicant and the following addresses were consulted by letter:

- 33 Northumberland Avenue, READING, RG2 7PS
- 37 Northumberland Avenue, READING, RG2 7PS

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 2019 onwards

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 SPD 2021

6. APPRAISAL

Character and Appearance

Policy H9 states that alterations to a house will be acceptable where it respects the character of the house in terms of location, materials and design and respects the character and pattern of neighbouring properties and the street as a whole. Policy CC7 also sets out relevant considerations for design.

Siting and design of the proposed rear extension ensures that its impact is minimal to the character of the dwelling, and no harm would result. As such, the proposal satisfies the character considerations of local policies H9 and CC7.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not harm the privacy amenity of neighbouring sites. Policy CC8 states alterations to a house will be acceptable where they will not cause a significant detrimental impact to the living environment of existing or new residential properties.

The rear extension would not be visible from the front or to the public. However, it would be directly along the boundary with the host site's attached neighbour, number 33 Northumberland Avenue. The existence of an extension to the adjoining neighbour and fact that this proposal is largely on the same footprint as the existing rear extension further reduce the likelihood of an increased impact on neighbouring amenity. The single-storey height would ensure no loss of privacy would result. The depth and overall design of the proposed rear extension conforms with that suggested by the Design Guide to House Extensions.

One side facing window would be included, however, it is at such a height that it would offer no outlook; only permitting light to enter the rear extension.

Further to the above analysis, the design and siting of the proposed single-storey rear extension would ensure the avoidance of any loss of privacy, light, or overbearingness. Accordingly, the proposal is considered to meet the aims of local policies H9, H10, and CC8.

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:

1. TL1 Standard time limit
2. AP1 Approved plans
3. M1 Materials to match