

## DELEGATED APPLICATION REPORT

**Ward:** Tilehurst Ward

**App Ref:** PL/24/1404 Householder planning permission

**Address:** 60 CRESCENT ROAD, TILEHURST, READING, RG31 5AH

**Proposal:** Proposed single storey, flat roof, rear extension, resurfaced existing first floor flat roof on rear elevation and demolition of existing garage in rear garden.

**Applicant:** Mr & Mrs Philip Brunsdon

**Received date:** 22/10/2024

**Target Decision date:** 17/12/2024

**Case Officer:** James Schofield

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### 1. SITE DESCRIPTION

The proposal site is a semi-detached dwelling with a number of extensions to the rear including two and single storey additions and a garage sited along the boundary with number 62 Crescent Road.

The northern side of Crescent Road was development between 1910 and 1930. It is typical of early car facilitated suburban dwellings and the dwellings have a significant amount of charm owing to their arts & crafts architectural style. This includes prominent use of contrasting brick details, arches, bays, decorative chimney pots, and stained-glass features in doors and transoms. Front gardens are reasonably large and provide a great deal of amenity to the street including through low garden walls, small decorative trees, hedges, etc. Many of these have turned over a larger proportion of this space to car parking. Rear gardens of these sites are relatively long and large. The proposal site is typical of these developments.

By contrast the southern side of Crescent Road resulted from the redevelopment of nursery sometime between 1961 and 1967 and are in a typical post-war utilitarian modernist style. Utilising stucco, pebble-dash, and brick with minimal use of ornamentation.

**Site visit date:** 11/12/2024

**Site visit photos:**



### 2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a single-storey 5 metre long rear extension which would project to the side by a bit more than a metre (leaving a 1 metre wide gap for access to the rear). This would require the existing smaller rear extension to be demolished. Plans considered;

Dwg No BRUNDSO-0924-01 Proposed Ground Floor Plan

Dwg No BRUNDSO-0924-02 Proposed Elevations

Dwg No BRUNDSO-0924-03 Proposed Section A-A

Dwg No BRUNDSON-0924-04 Existing Plan and Elevations  
Dwg No BRUNDSON-0924-05 Block and Location Plans  
As received on the 22<sup>nd</sup> of October 2024

### **3. RELEVANT PLANNING HISTORY**

None relevant.

### **4. CONSULTATIONS**

The site notice was posted on the 29<sup>th</sup> of October 2024 and the following addresses were consulted by letter:

- 125 Armour Road, Tilehurst, READING, RG31 6HD
- 58 Crescent Road, Tilehurst, READING, RG31 5AH
- 62 Crescent Road, Tilehurst, READING, RG31 5AH

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.

The rear and side extension would be partially visible from the front. It's design and presence would make it out of place and an unwelcome addition to the streetscene. However, it is unlikely to be sufficiently visible to warrant refusal which reduces the degree of harm considerably. What is left of this harm is offset by the

removal of the existing garage which presents a worse but similarly non-prominent position in the streetscene. The bulk of the proposed rear extension would be sited along the boundary with number 58 Crescent Road which has had a similarly long 5 metre rear extension. The proposed materials and design features appear to match sufficiently well for the location on the dwelling, and do not worsen the existing situation at the rear of the dwelling.

The appearance of the proposed rear extension is sufficiently sympathetic to the host dwelling such that no detrimental impact to its character would result. Further to the above analysis, 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 at approximately 5 metres in depth is longer than normally permitted in Reading. The Design Guide encourages designs to stay at 4 metres and under in depth. However, with regard to No.62 Crescent Road, the neighbouring property most affected, it would appear the proposal does not fall within the 60-degree line to the nearest habitable room window as discussed in 7.1.1 of the Design Guide to House Extensions. Furthermore, the existing garage falls within this area and this proposal will include its removal improving the impact along the boundary with number 62 Crescent Road. A condition will be attached securing its removal. Given this, and the 1m offset from the boundary with No.62, on balance it is not considered to be so significantly harmful to warrant a refusal. Number 58 Crescent Road has had a rear extension to a similar depth as that proposed here, and this ensures the impact on overbearingness and access to light are likely to be minimal; particularly considering the existence of smaller existing rear extension on the site and the single-storey nature of the proposal.

Owing to the flat roof nature of the rear extension proposed, it is considered necessary to include a condition stipulating that the flat roof area shall not be used as a roof terrace, and any access out onto this area shall be for maintenance/means of escape purposes only. This is in order to prevent any detrimental impacts of overlooking and/or noise and disturbance of the neighbouring properties.

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. Further to this analysis, 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
4. Flat Roof
5. Demolition of garage