

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Tilehurst Ward

App Ref: PL/24/1406

Address: 52 CRESCENT ROAD, TILEHURST, READING, RG31 5AH

Proposals: Single storey rear extension and addition of side porch

Case Officer: Mishga Marshall

Applicant: Mr Lee Maddison

Date received (valid from): 22/10/2024

Target Decision date: 24/12/2024

1. SITE DESCRIPTION

The application site is a two storey semi-detached property with pitched roof, located on the north side of Crescent Road. It is not a listed building, nor does it fall within a conservation area, or is within an Air Quality Management Area. The surrounding area is predominantly residential consisting semi-detached dwellings.

Site visit date: 16/12/2024

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for the construction of a single storey rear extension with a flat roof and one roof light, measuring ~3.86m at its highest and ~3.18m at its eaves. The proposed extension would serve an extended kitchen, with a depth of ~4.06m, a width of ~5.18m and increase the total footprint of the dwelling by approx. 23.90 sqm. There are two windows proposed on the western side elevation wall of the proposed development. A small porch extension is also proposed on the side elevation.

No works have been undertaken or started in relation to the proposed extension development.

Plans considered:

388-03 Block Plan 16/09/2024

388-04 Location Plan 16/09/2024

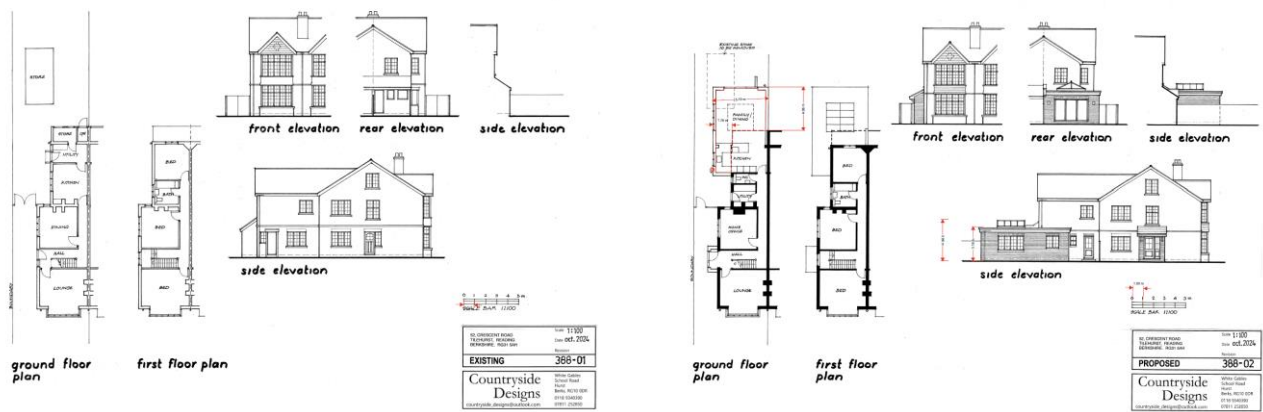
388-01 Existing Elevations and Floor Plan 10/2024

388-02 Proposed Elevations and Floor Plan 10/2024

Plans submitted:

Existing Floor and Elevations Plan:

Proposed Floor and Elevations Plan:



3. RELEVANT PLANNING HISTORY

N/A

4. CONSULTATIONS

The following addresses were consulted by letter.

48 Crescent Road Tilehurst READING RG31 5AH
 117 Armour Road Tilehurst READING RG31 6HD
 50 Crescent Road Tilehurst READING RG31 5AH
 119 Armour Road Tilehurst READING RG31 6HD

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 2024
 National Planning Practice Guidance 2014 onwards

Reading Borough Local Plan (2019)

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

SPD

Design Guide to House Extensions SPG 2021

6. 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 proposed rear and side extension would have a depth of ~4.06m beyond the rear elevation wall and a flat roof height of ~3.18m with the single rooflight increasing the highest height of the proposed development to ~3.86m. The extension would be situated to the rear and therefore not readily visible within the street scene. Whilst the porch extension would be visible from the front elevation, its small scale nature means it would not appear as an obtrusive feature. The proposed materials, such as bricks, windows and doors are intended to match the existing wherever possible, thus respecting the character of the host dwelling. The design is considered to be subservient to the existing dwelling and surrounding area and its character and is not believed to detract from it. As such, the development is considered visually acceptable, in compliance with Policy H9 and CC7.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. 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.

With regard to 54 Crescent Road to the west of the site, it is not considered that the proposed extension would result in undue loss of daylight and sunlight or be overbearing due to its relatively low roof height and distance from the common boundary. In relation to privacy, there are two windows proposed on the western wall elevation facing towards No.54 Crescent Road. It is recognised that there are side windows on the existing side projection, however, it is not considered privacy would be unduly harmed. Furthermore, given that the projection of the proposed development would be set in by a similar width as the original dwellinghouse from the boundary with No 54, it is not deemed that obscure glazing is warranted.

It is proposed to remove an outbuilding to facilitate the extension and this would likely improve the relationship with No.54 along the boundary. A condition will be attached securing its removal.

It is acknowledged that the proposed extension would be fairly deep along the boundary with the adjoining 50 Crescent Road. However, at 4m deep it would comply with the guidance with the Design Guide SPD. The roof would be flat to minimise the impact and it is not considered to result in any significant overbearing impact to cause concern. The plots are deep, and no harm to amenity space would arise.

Therefore, the development is considered to have an acceptable impact on the amenity of adjoining neighbours and on the occupiers of the application dwelling, complying with Policies CC8 and H9.

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:

Time Limit

Materials

Approved Plans
Removal of outbuilding