

DELEGATED APPLICATION REPORT

Ward: Whitley Ward

App Ref: PL/24/1426 Householder planning permission

Address: 74 CHAMPLAIN STREET, READING, RG2 6AF

Proposal: Proposed single-storey rear extension. (amended)

Applicant: Mrs N Ni

Received date: 24/10/2024

Target Decision date: 25/12/2024

Case Officer: Huimin Chen

1. SITE DESCRIPTION

This is a 2½-storey mid-terraced house located in the middle of Green Park Village. There is a large green space and playground in front of the house, with South Lake to the south of the application site. The site is within Flood Risk Zone 2.

The original planning permission (10/01461/OUT – 102172) included a condition to remove permitted development rights.

Site Visit: 6 December 2024



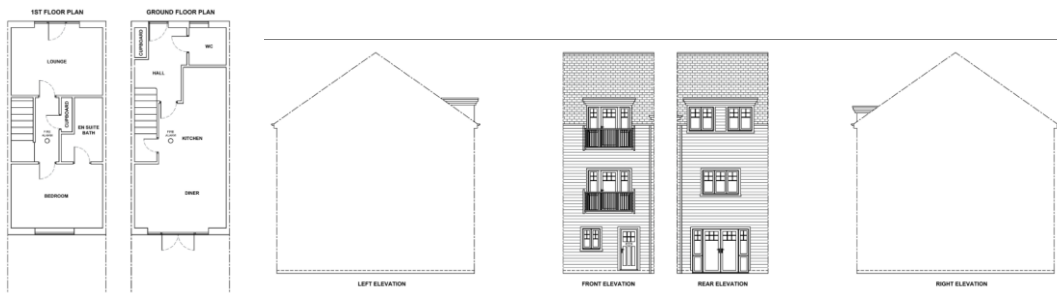
2. PROPOSAL AND SUPPORTING INFORMATION

The planning permission is sought for the erection of a single-storey rear extension with a slope roof. The proposed development would extend across the entire rear wall, measuring 2.96m in depth, with an eave's height of 2.2m and a total height of 3.3m. The proposal includes a double door and two attached windows on either side, all framed in white. The roof would consist of tinted toughened glass and carbon grey tiles, supported by muntin bars. The soffits would be white. All proposed brickworks would match the existing.

Plans/Documents under consideration:

- Location Plan received on 24/10/2024
 - Block Plan received on 24/10/2024
 - Flood Risk Assessment received on 24/10/2024
 - Drawing no. 900-14596 Page 1 of 2 – Existing Plans and Elevations received on 24/10/2024
 - Drawing no. 900-14596 Page 2 of 2 – Proposed Plans and Elevations received on 10/12/2024
- & An email dated 23/12/2024 confirmed with the agent that the proposed bricks would match the existing property's low-level brickwork.

Existing Floor_Plans and Elevations:



Proposed Floor Plans and Elevations:



Relevant Planning History:

10/0146/OUT (102172) – A planning application for mixed-use development comprising: Phase 1 (submitted in full with no matters reserved and as defined in area on Plan Ref. PL-P1-001) for the construction of housing (Class C3), local retail (Use Classes A1, A2, A3, A4, A5), management suite, village hall, engineering and infrastructure works including reconfiguration of the lake, lakeside access, car parking, pedestrian and cycle routes, services & infrastructure, landscaping and other associated works; and Subsequent phases (submitted in outline with all matters reserved except for details of the main access proposals) for the construction of housing (Class C3), extra care housing with ancillary community uses (Class C2), offices (Class B1), one-form entry primary school Class (Class D1), health surgery (Class D1), Nursery (Class D1), sports pitches, children's play facilities, engineering and infrastructure works including reconfiguration of the lake and vehicular access, lakeside access, car parking, pedestrian and cycle routes, services & infrastructure, landscaping and other associated works – Approved 1/7/2011

3. CONSULTATIONS

Internal Consultations:

- Reading Borough Council - Ecology Consultations:

Considering the relative newness of the building, the extent of the works and the fact that the roof of the house is not to be affected by the proposals, it is considered unlikely that the proposals will affect bats or other protected species. As such, there are no objection to this application on ecological grounds.

The following addresses were consulted by letter:

- 70 Champlain Street, READING RG2 6AF
- 72 Champlain Street, READING RG2 6AF
- 76 Champlain Street. READING RG2 6AF
- 57 Maine Street, READING RG2 6AG

A site notice was displayed from 12/11/2024 to 03/12/2024, for 21 days, and no letters of representation have been received. After the external consultation period was completed, revised proposed floor plans and elevations were received on 10/12/2024, showing a wider proposed width for the single-storey rear extension. Three support emails have been received from 72, 76, and 78 Champlain Street, Reading.

76 Champlain Street stated: '*...only a few points to consider: the drainage for the conservatory should be designed reasonably, and the shared fence between 76 and 74 should not be damaged.*' Relevant details would be included in the informatives.

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.

4. 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)
H9 (House Extensions and Ancillary Accommodation)
H10 (Private and Communal Outdoor Space)
EN18 (Flooding and Sustainable Drainage Systems)

SPD

Design Guide to House Extensions SPD 2021

5. 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 proposal would comprise a modest rear extension which would accord with the character of the house in terms of its overall size, siting and materials. In compliance with Policies 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 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.

The proposal would be set off the shared boundary with No. 72 & No. 76, and its overall scale would extend by less than 3m, complying with the guidance outlined in the Council's Design Guide to House

Extensions SPD (2021). No side window is proposed. Therefore, it is not considered that the proposal would have any detrimental effects with regard to privacy and overlooking, overbearing effects and sunlight and daylight provision. In compliance with Policies H9 and CC8.

Flood Risk

Policy EN18 requires proposals within areas of flood risk to not reduce the capacity of the flood plain to store floodwater, impede the flow of floodwater or in any way increase the risks to life and property arising from flooding. Wherever possible, development should be designed to reduce flood risk, both on- and off-site.

As the proposal site is within flood zone 2, it is a requirement that a flood risk assessment should be completed using the advice for minor extensions. A minor extension includes a householder extension with a floor space of no more than 250 sqm.

The submitted FRA highlights that the proposed ground floor level of the proposed conservatory would be the same as the existing floor level of the house and that all drainage would be dispersed via the existing sewer system. In addition, there is a new soakaway a maximum of 5m from the property that could accommodate the minimal additional volume of surface water resulting from the proposed increase in roof area.

Furthermore, it should be noted that the overall Green Park Village was developed in accordance with the approved Flood Risk Assessment (Peter Brett Associates, July 2010) and detailed flood mitigation measures included it, which included that "the minimum development platform level to be set no lower than 40.2m AOD, which was set to reduce the risk of flooding to the proposed development and future occupants. Condition 27 of the original permission (10/01461/OUT (102172) required the approval of detailed plans of land raising. The land raising for the Phase of development that the application site is in was approved under ref: 180946.

It is considered that the proposals will not increase the risk of flooding or compromise the safety of the occupants or neighbours should a 1 in 100-year (FZ2) flood occur. In compliance with Policy EN18.

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

Recommended Conditions:

Standard time limit

Materials (To Match)

Approved plans