

DELEGATED APPLICATION REPORT

Ward: Katesgrove Ward

App Ref: PL/24/1366 Full planning permission

Address: 63 WHITLEY STREET, READING, RG2 0EG

Proposal: Proposed single-storey rear extension. Replacement of ground floor front windows and door. (amended)

Applicant: Mr Fred Otoo

Received date: 14/10/2024

Target Decision date: 24/12/2024 (EXT)

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site is a shop located along a terraced row on Whitley Street, Reading. The proposal site consists of a shop at ground floor level, with flats above. The entire ground floor of this terraced row is primarily for commercial use. The property is within the Air Quality Management Area.



Fig 1: 63 Whitley Street, site photo taken by the officer, 29/10/2024

The property has a large single-storey rear extension, with a small rear space between the extension and the rear boundary of the site. There is no planning history for this extension, although it appears as if this was erected over 10 years ago (with reference to aerial images). The extension is therefore immune from enforcement action and there is therefore no concern with including it on the plans to be approved and an extension to it being proposed. If granted, all development shown on the drawings will benefit from the planning permission.

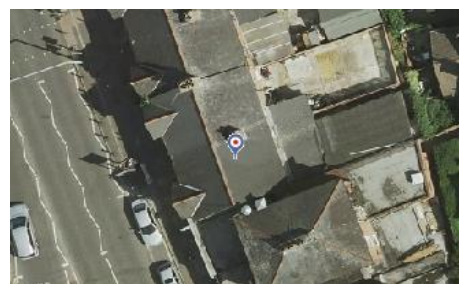


Fig 2, 3 & 4: Snapped from Aerial 2002 (L), 2006 (M) and 2013 (R) basemap in Council's GIS system, 5/12/2024

The property has a front blue rolling shutter door installed on the ground floor, for which there is also no planning history, and it is not included in the proposal. Therefore, it is not within the scope of this application. The planning officer has notified the agent about this.

2. PROPOSAL AND SUPPORTING INFORMATION

Based on the established circumstances of the application site, the proposal is seeking planning permission for a single-storey rear extension, projecting from the original rear wall to the existing building line with a flat roof. The proposed rear development would fill the existing narrow space between the flank of the existing (immune) rear extension and the shared boundary with no.61, measuring 88cm in width and 3.2m in height. A window with obscured glass would be installed in the northern wall. The proposal also includes the replacement of the front windows and door, which would be framed in brown aluminium to match the existing.

Plans under consideration:

- Drawing No. 00 – Location Plan
- Drawing No. 01 – Existing Ground Floor and Roof Plans
- Drawing No. 02 – Existing Elevations
- Drawing No. 11 – Proposed Floor and Roof Plans
- ~~Drawing No. 12 – Proposed Elevations~~
- Drawing No. 13 – Proposed Block Plan

Received on 14th October 2024.

- Drawing No. 12 - Proposed Elevations Rev A received on 9 December 2024.

& an email from the agent dated 16/12/2024 confirms that the proposed front windows and door would be framed in brown aluminium.

Existing Plans and Elevations:



Proposed Plans and Elevations:



3. CONSULTATIONS

Internal Consultation:

Reading Borough Council, Enforcement – No enforcement actions have been taken to date, as confirmed via email dated 6/12/2024.

External Consultations:

The following addresses were consulted by letter:

- 65 Whitley Street, READING RG2 0EG
- 104 Highgrove Street, READING RG1 5EN
- 102 Highgrove Street, READING RG1 5EN
- 106 Highgrove Street, READING RG1 5EN
- 63 Whitley Street, READING RG2 0EG
- Flat, 65 Whitley Street, READING RG2 0EG
- Flat, 61 Whitley Street, READING RG2 0EG

- Primdry Cleaners, 61 Whitley Street, READING RG2 0EG

A site notice was displayed in the front window on the ground floor 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.

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)
EN15 (Air Quality)
OU5 (Shopfronts and Cash Machines)

5. APPRAISAL

The main issues considered in this proposal are as follows:

- a) Character and Appearance
- b) Neighbouring Amenity
- c) Air Quality

a) Character and Appearance

The application site currently has a large single-storey rear extension set off the shared boundary with 61 Whitley Street by 88cm, resulting in a small rear space. As mentioned in the Site Description section above, no planning history has been found in the system, and the existing large-scale rear extension has been in place for more than 10 years, making it immune from enforcement actions.

Based on the circumstances of this address, the proposal is to fill the gap with No. 61 to enlarge the existing storage area. The proposal would also involve replacing the existing sloped roof with a flat roof, with a maximum height of approximately 3.2m. Fenestration at the rear and all proposed bricks would be similar to the existing. The replacement of the front windows and door would be framed in brown aluminium, matching existing. Given that the proposal would not dramatically change the character and appearance of the property, that the existing rear extension has a long-established relationship with the neighbouring properties, that the proposed rear development is invisible from the street, and that similar developments exist within the local commercial area, the proposal is considered acceptable based solely on these factors. In compliance with policies CC7 and OU5 of the Reading Borough Local Plan 2019.

b) Neighbouring Amenity

It is not considered that the proposal would detrimentally impact the amenity of the surrounding area, as the application site is located in a terraced row predominantly used for commercial purposes on the ground floor, including two adjoining properties. Although a side window is proposed in the northern wall, facing the rear garden of No. 61, it is considered acceptable, as the proposed side window would be obscure, and the side-facing window relationship with No. 61 has existed for a long time. In compliance with Policy CC8 of Reading Borough Local Plan 2019.

c) Air Quality

This proposal has been considered against Reading Borough Local Plan policy EN15, as the proposal site is within an Air Quality Management Area (AQMA). As demonstrated in the policy, this proposal does not meet the requirements for an Air Quality Assessment (AQA) and is considered not enough of a detrimental impact air quality to warrant such an assessment due to the size and scale of the proposal.

6. CONCLUSION

The development has been assessed and the works are considered to be in accordance with the above relevant policies and planning permission can be granted.

7. RECOMMENDATION

Approve with conditions:

Time Limit

Approved Plans

Materials (As Specified)

Use of Roof Restricted