

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Emmer Green Ward

App Ref: PL/24/1315

Address: 3 LOMOND AVENUE, CAVERSHAM, READING, RG4 6PL

Proposals: Proposed Single storey rear extension.

Case Officer: Mishga Marshall

Applicant: Mr R Potter

Date received (valid from): 02/12/2024

Target Decision date: 27/01/2024

INTRODUCTION

The proposal site is a two storey semi-detached dwelling on the western side of Lomond Avenue Road one of several semi-detached dwellings of the same style and scale on both sides of the road, in a residential area. It is not a listed building, nor does it fall within a conservation area or is on Article 4 land. No trees will be affected by the proposed development. PD Rights have not been removed for other matters.

SITE VISIT

Site visit date: 25/10/2024

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

This proposal is for the construction of a single storey rear extension, measuring ~3m in depth and ~6.53m wide and ~2.9m high, with one roof light.

Plans considered:

25724-01 EXISTING FLOOR AND ROOF PLANS December 2024

25724-02 EXISTING FLOOR AND ROOF PLANS December 2024

25724-03 PROPOSED FLOOR AND ROOF PLANS December 2024

25724-04 PROPOSED FLOOR AND ROOF PLANS December 2024

25724-05 LOCATION & BLOCK PLAN December 24

Plans submitted:

Existing Floor and Elevation Plans



Proposed Floor and Elevation Plans



3. RELEVANT PLANNING HISTORY

P11/01733/FUL - SINGLE STOREY FRONT AND REAR EXTENSIONS - Withdrawn on 09 January 2012
 PL/24/1315 - Proposed Single storey rear extension - Withdrawn on 03 December 2024

4. CONSULTATIONS

A site notice was displayed and 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

Reading Borough Local Plan (2019)
 CC7 (Design and the Public Realm)

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 further sets out relevant considerations for design.

The proposed rear extension would have a depth of ~3m beyond the rear elevation wall and a height of ~2.9m with a flat roof. The extension would be situated to the rear and would not appear as an obtrusive feature within the street scene. The proposed materials, such as bricks, windows and doors are intended to match the existing, thus respecting the character of the host dwelling. The design is considered to be subservient and sympathetic to the existing dwelling and surrounding area and its character and is not believed to detract from it. There are other similar extensions within the immediate vicinity. As such, the development is considered visually acceptable, in compliance with Policy H9 and CC7.

Residential Amenity

Policy H9 states 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.

Given the height and depth of the extension, as well as the flat roof nature to minimise the impact, it is not considered the proposed development would result in a loss of daylight and sunlight or be unduly overbearing to the neighbouring properties noting that No.4 Lomond Avenue has the benefit of a rear extension and the distance retained to No.2 Lomond Avenue. There are no windows proposed to the sides of the extension, as such, it is not expected the proposed would result in undue overlooking or unduly impact privacy. With this in mind, it is not considered the development would have undue harm on the neighbouring amenities of adjoining dwellings and complies with the relevant considerations of Policies CC8, H9, and H10 of the Reading Borough Local Plan (2019).

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 premises.

7. CONCLUSION

The proposed development has been assessed as set out above and is considered to be acceptable in relation to relevant policies, subject to the following conditions.

8. RECOMMENDATION

Recommended Conditions:
Time Limit

Materials
Approved Plans
Restrictive Roof