

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Park Ward
App Ref: PL/24/1517
Address: 41 Talfourd Avenue, Reading
Proposals: Single storey wrap-around extension
Case Officer: Ethne Humphreys
Target Decision date: 09/01/2025

1. SITE DESCRIPTION

The application site is a two storey semi-detached property located on the south east side of Talfourd Avenue. It is not a listed building, nor does it fall within a conservation area. The surrounding area is predominantly residential, largely comprising of semi-detached properties.



2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for a single storey side and rear extension following demolition of existing. The materials would match those of the host property.

Plans considered:

Existing Ground Floor 2779-01 Rev C
Proposed Ground Floor 2779-02 Rev C
Existing Elevations 2779-3 Rev C
Proposed Elevations 2779-4 Rev C
Proposed Section A-A 2779-5 Rev C
Proposed Section B-B 2779-6 Rev C
Location and Block Plan 2779-7 Rev C
Received 6th January 2025

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter.

39 and 43 Talfourd Avenue and 42 and 44 Melrose Avenue.

No neighbour 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 Amenity)

H9 (House Extensions and Ancillary Accommodation)

H10 (Private and Communal Outdoor Space)

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 proposal would effectively 'square off' the rear of the dwelling and given the existing extensions to be demolished, the overall increase in the actual footprint of the dwelling would not be excessive nor appear cramped. The existing side and rear extensions appear 'tired, and the proposed extension would improve the overall appearance of the dwelling with materials to match which is appropriate. Sited to the rear, the proposals would not be readily visible from the street scene. Overall, the design is considered to be sympathetic to the existing dwelling and surrounding area and its character. 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.

The neighbouring properties potentially most affected are No's.39 and 43 Talfourd Avenue, located to the north east of the site and south west of the site respectively.

In relation to No.43, the extension would be no closer to the common boundary than the house of No.41. Whilst deep, the proposals include the removal of the existing side extension immediately adjacent the boundary which is considered to better the relationship at this point. There would be a distance of over 1m (approx. 1.5m) to the boundary. The eaves would be relatively low at 2.5m and the roof would be hipped away to minimise the impact. Whilst visible, it is not considered to be so overbearing to result in concern and not significantly so over and above the existing situation. A window is proposed on the side elevation, which is considered to result in any loss of privacy.

In relation to No.39, the extension would not project past the rear of this property. Whilst the roof would be higher, it would not be obtrusive.

Therefore, the development is considered to have an acceptable impact on the amenity of all adjoining neighbours in compliance 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