

DELEGATED APPLICATION REPORT

Ward: Southcote

App Ref: PL/24/1101 Householder planning permission

Address: 83 VIRGINIA WAY, READING, RG30 3QR

Proposal: Front and rear extensions to create a ground-floor bedroom and bathroom and provide a porch with space for wheelchair access and storage.

Applicant: Mr SAID NASSER RAHMANI

Received date: 23/08/2024

Extended Target Decision date: 14/01/2025

Case Officer: Nathalie Weekes

PROPOSAL AND SUPPORTING INFORMATION

The proposal is for a single storey front porch measuring approx. 3.3m in width, 2.26m in depth, 2.3m to the eaves, rising to 3.45m. A rear single storey extension measuring 4.5m in depth, 6.8m in width and 2.26m to eaves, rising to 3.56m with 2 rooflights, a rear window and patio doors. The proposed materials are to match the existing for the external brick walls, roof tiles, UPVC windows and doors. A fence will attach the proposed extension to the existing fence and motion sensor security lighting will be reinstalled to replace the existing provision once works are completed. The proposed extension is to provide a larger ground-floor bedroom and bathroom and kitchen and living room area.

The plans proposed are an amended design from a planning application 201231 approved in 2020.

Plans considered

200804-1 Location plan

200804-3 Site plan

200804-2 Existing Block plan

200804-4 Existing floor plans and elevations

As received on 28 August 2024

200804-5A Proposed floor plans & elevations

As received 15 November 2024

RELEVANT PLANNING HISTORY

201231 Single storey front and rear extension Permitted 27 October 2020

CONSULTATIONS

The following addresses were consulted by letter:

260, 262 264 Southcote Lane, 81, 85 Virginia Way

A site notice was also sent to the agent to be displayed at the property. No letters of representation have been received.

RBC Transport

There are no transport objections to this development as it will have no impact on the parking provisions for the site.

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.

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)

SPG/SPD

- A Design Guide to House Extensions SPG

APPRAISAL

H9 states: An extension to a house will be acceptable where it:

A. Respects the character of the house in terms of scale, location, materials and design;

To assess this, the following has been considered – would the proposal:

- detract from the appearance of the original building through the use of ill-matching materials and by not fitting in with the design, scale and proportions of the original building; *NO materials to match are proposed.*
- reduce the amount of usable amenity space for the property to an unacceptable degree; NO
- require the loss of trees in the garden or put significant trees at risk; NO

B. 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; Respects neighbour's amenities and does not present a large blank façade to public areas.

To assess this, the following has been considered – would the proposal:

- significantly reduce the amount of daylight and sunlight enjoyed by neighbouring properties; NO *The proposed development will not significantly impact the primary windows at the rear of the neighbour's extension at 81 Virginia Way. Side windows in the neighbouring extension are not considered to be a primary source of light and the applicant is proposing an extension that would meet permitted development criteria in depth. The proposed extension will be inset from the boundary. A certificate A declaration has been signed by the applicant stating that the permission relates to land owned by the applicant only. Any dispute in relation to the site boundaries will be subject to a legal determination and a party wall agreement is advisable.*
- invade the privacy of neighbouring properties through overlooking from windows or balconies; NO
- detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; NO *The 4.5m extension proposal is considered acceptable, and*

is not out of scale with the property. It is 0.5m longer in depth than the previous application permitted and is not significantly larger than the rear extension at 81 Virginia Way.

- detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; NO

CC8: Safeguarding Amenity 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.

To assess this, the following has been considered – would the proposal cause a significant detrimental impact to the living environment of existing or new residential properties in terms of:

- Privacy and overlooking; NO
- Access to sunlight and daylight; NO *please see comments above.*
- Visual dominance and overbearing effects of a development; NO
- Noise and disturbance; NO
- Artificial lighting; NO
- Vibration; NO
- Dust and fumes; NO
- Smell; NO
- Crime and safety. NO

CONCLUSION

Minor changes have been proposed since the last planning permission was permitted. The proposed development has been assessed and the proposed works are considered to be in accordance with the above relevant policies and planning permission can be granted.

RECOMMENDATION

Application Permitted