

DELEGATED APPLICATION REPORT

Ward: Thames Ward

App Ref: PL/24/0920 Householder planning permission

Address: 9 PATRICK ROAD, CAVERSHAM, READING, RG4 8DD

Proposal: Single storey side extension

Applicant: L. Hennigan & N. Drake

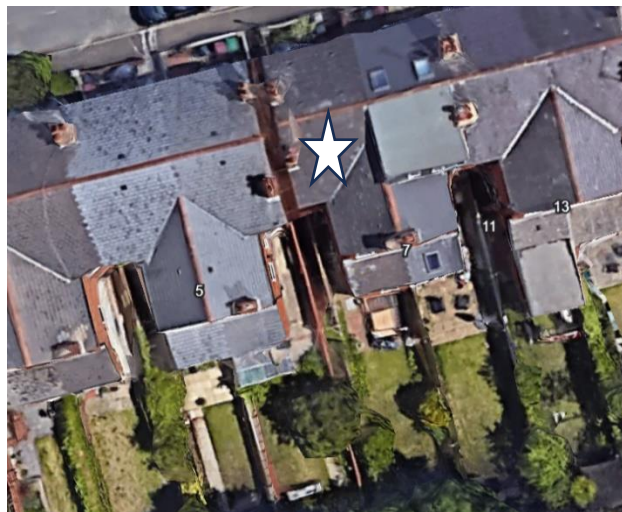
Received date: 22/07/2024

Target Decision date: 18/09/2024

Case Officer: Chukwudi Onwudinanti

1. SITE DESCRIPTION

This is a two storey end of terraced property (marked with white star in image below) with an existing rear outrigger and a mono-pitch single storey additional rear projection. It is separated from the next group of terraces (no. 7 and below) by a path. It has a good-sized rear garden.



Google Earth aerial image



Rear view - Google Earth

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for a 5.1m deep rear single storey extension adjacent to the existing outrigger. It would include 2 skylights and a pitched and hipped roof. Materials proposed are to match existing. There would be a rear triple panel patio door.

Plans and other information considered

As received 22nd July 2024:

Drawing no: 3933/101– Existing Floor Plans, dated April 2024

Drawing no: 3933/102 – Existing Elevations 1 of 2, dated April 2024

Drawing no: 3922/103 – Existing Elevations 2 of 2, dated May 2024

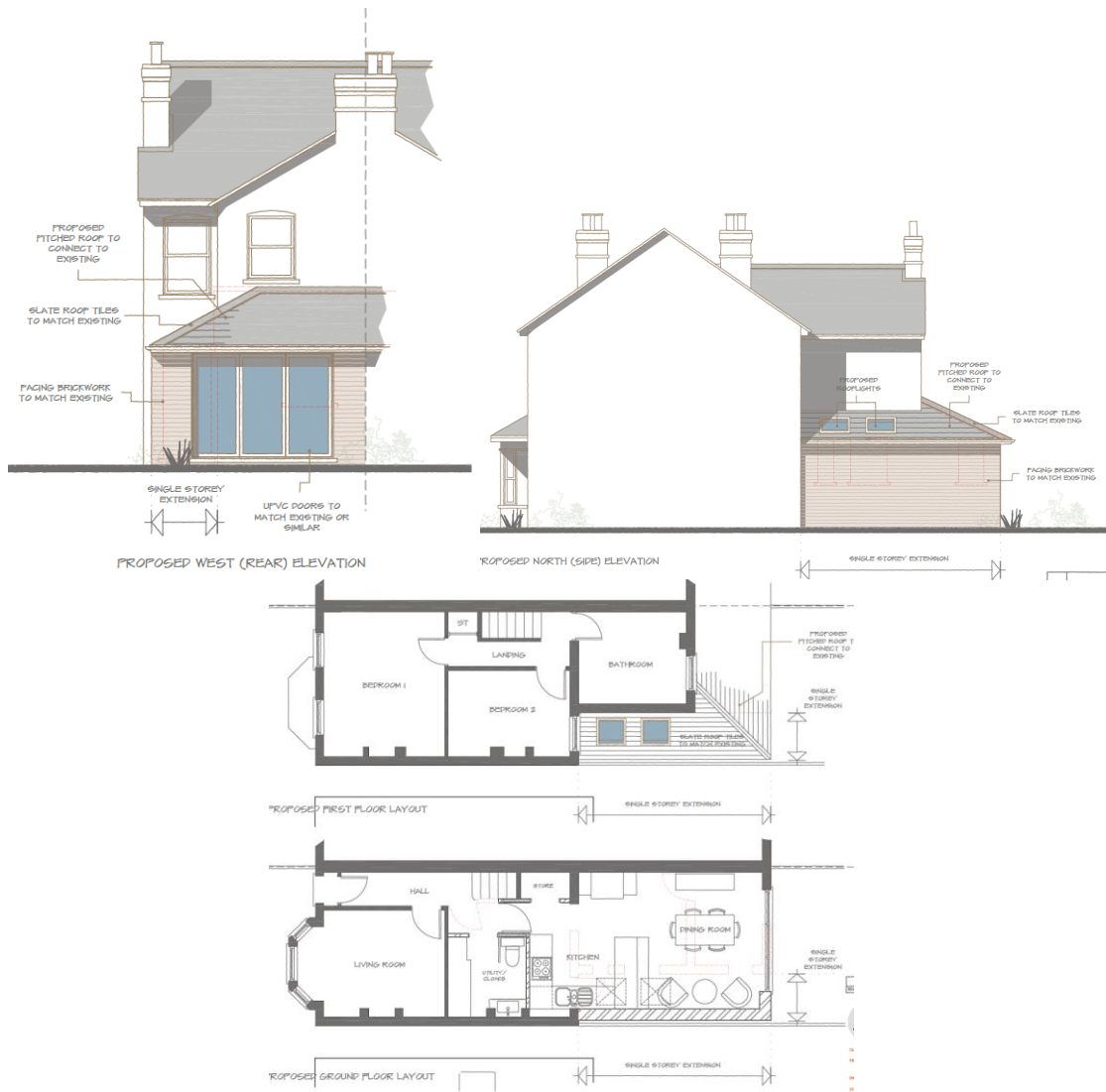
Drawing no: 3933/200 – Block & Location Plan, dated May 2024

Drawing no: 3933/201 – Proposed Floor Plans, dated April 2024

Drawing no: 3933/223 – Proposed Elevations 1 of 2, dated April 2024

Drawing no: 3933/224 Rev A – Proposed Elevations 2 of 2, dated April 2024

Proposed Plans and Elevations



3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following were consulted: no. 7 and no. 11 Patrick Road.

Letters of representation have been received as follows: None.

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 2023

National Planning Practice Guidance: Preparing a flood risk assessment: standing advice

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 SPD (2021)

6. APPRAISAL

Character and Appearance

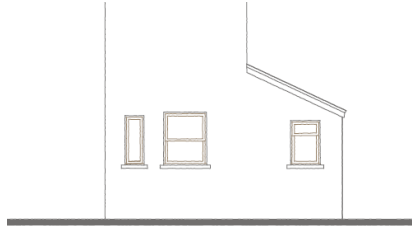
Policy H9 states that an extension to a house will be acceptable where it respects the character of the house in terms of scale, location, materials and design and respects the character and pattern of neighbouring properties and the street as a whole in terms of scale, location, materials and design, and any important existing building line. Policy CC7 also sets out relevant considerations for design.

The extension is deeper than the 4m that the Council's SPD on house extensions advises. However, it states that *"the acceptability of a rear extension in terms of length and height will be derived from the circumstances of the application site. In some cases, an extension of more than 4m may be acceptable, but this needs to be justified."* The proposed extension is separated from no. 7 Patrick Road by a path and the overall design includes the use of hipped and pitched roof, with an eaves' height of ca 2.2m. These factors combined with the retained good-sized garden, are considered to ensure that the proposal would be of an appropriate scale in this instance and would cause no significant detrimental harm to neighbouring amenity (see below). The extension would extend no further than the existing rear building line. It is also proposed to match existing materials. Overall, therefore, it is considered to accord with Policies CC7 and H9.

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 proposed scheme would not be overbearing on either no. 7 or no. 11. Measuring 60degrees from the centre of the nearest ground floor window of no.7 demonstrates that the proposed scheme would lie outside this and there would, therefore, be no significant loss of daylight and sunlight to rear windows serving habitable spaces. There are no proposed side facing windows, and this compares favourably to the existing situation which does include 3. No side facing windows, which would be removed. There would, therefore, be no loss of privacy. The separation afforded by the path and the hipped roof would further serve to reduce any overbearing effects.



Existing side elevation of outrigger

It is considered that the proposed scheme would comply with Policies H9 and CC8.

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

Application Permitted

Recommended Conditions:

Standard time limit.

Approved plans.

Materials as specified.