

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Ward

App Ref: PL/24/1561

Address: 77 Balmore Park, Reading

Proposals: Demolition of the existing conservatory and construction of single-storey rear extension

Case Officer: Ethne Humphreys

Target Decision date: 17/01/2025

1. SITE DESCRIPTION

The application site is a two storey detached property located to the north of Balmore Park. It is not a listed building, nor does it fall within a conservation area. The surrounding area is predominantly residential, largely comprising of detached and semi-detached properties. To the west of the site is the North Reading Dry Valleys and Chilterns Escarpment



2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for a single storey rear extension following demolition of existing conservatory. The materials would comprise off-white render and grey aluminium and white doors and windows to match existing.

Plans considered:

Location Plan 24036/PL/01 Rev A

Proposed Block Plan 24036/PL/02 Rev A

Existing Floor Plans 24036/PL/04 Rev C

Existing Elevations 24036/PL/05 Rev C

Proposed Floor Plans 24036/PL/06 Rev C

Proposed Elevations 24036/PL/09 Rev C

Existing and Proposed Roof Plans 24036/PL/10 Rev C

Received 22nd November 2024

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

Notification letter was sent to 75 Balmore Park. 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

Local Plan Update

The current version of the Local Plan (adopted in November 2019) turned five years old on Tuesday 5th November 2024. The Local Plan was reviewed in March 2023 and around half of the policies in the plan are considered still up to date. However, the rest need to be considered for updating to reflect changing circumstances and national policy. A consultation version of the draft updated version of the Local Plan was published on 6th November 2024.

Although there is a five-year period for carrying out a review of a plan after it is adopted, nothing in the NPPF or elsewhere says that policies automatically become "out of date" when they are five years old. It is a matter of planning judgement rather than legal fact whether a plan or policies within it are out-of-date. This will depend on whether they have been overtaken by things that have happened since the plan was adopted, either on the ground or through changes in national policy, for example.

Officer advice in respect of the Local Plan policies pertinent to this application listed above is that they remain in accordance with national policy and that the objectives of those policies remains very similar in the draft updated Local Plan. Therefore, they can continue to be afforded weight in the appraisal below and are not considered to be 'out of date'.

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.

Given the extension would largely utilise the footprint of the existing conservatory to be demolished, the overall increase in the actual footprint of the dwelling would not be excessive nor would it appear cramped. Flat roof extensions generally fail to improve the appearance of a property. However, it would remain subservient to the host dwelling with materials to tie in with the property 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 sufficiently 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.

Given the position of the proposed extension, single storey nature, flat roof and distance to side boundaries, no overbearing effects or loss of privacy would arise with regard to any neighbouring property. 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.

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
Approved Plans
Materials
Flat Roof