

DELEGATED APPLICATION REPORT

Ward: Katesgrove Ward

App Ref: PL/24/0996 Householder planning permission

Address: 266 ELGAR ROAD SOUTH, READING, RG2 0BW

Proposal: Erection of an outbuilding.

Applicant: Mrs Qudsia Rukhsar

Received date: 02/08/2024

Target Decision date (ext): 24/01/2025

Case Officer: Sian Hickey

1. SITE DESCRIPTION

The application site is a two-storey semi-detached residential dwelling on Elgar Road South. The surrounding area comprises commercial units and residential properties. Waterloo Meadows Recreation Ground is located at the rear of the application site and a large industrial unit is located to the South.

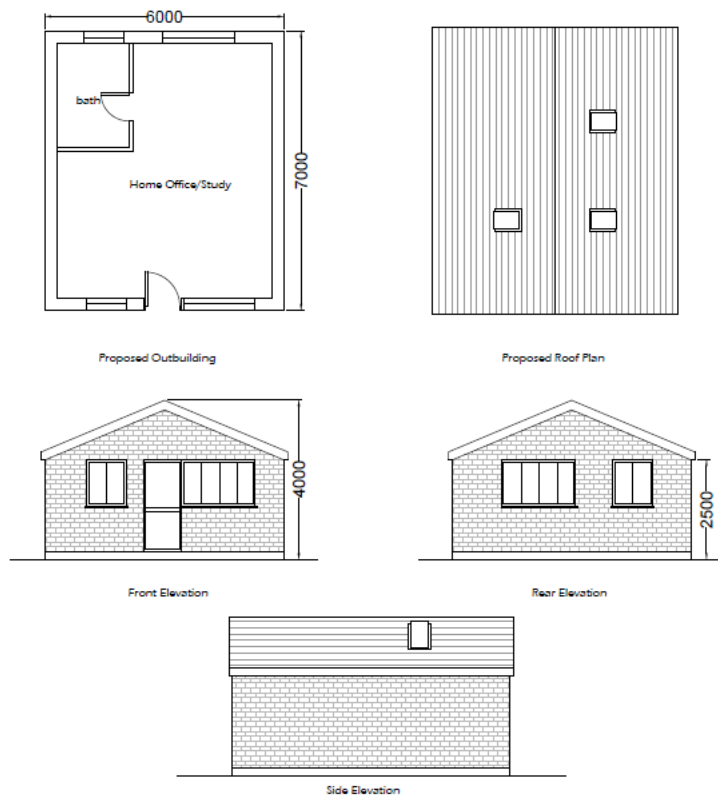
Site visit date: 14/01/2025

Site visit photo:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the erection of an outbuilding at the end of the rear garden. The proposed outbuilding would measure 6m by 7m. The outbuilding would have a pitched roof with 3 rooflights and a maximum height of 4m. The agent has confirmed that the outbuilding will be used as an study/home office, ancillary to the main dwelling at 266 Elgar Road South,



Plans/documents considered:

Location/Block Plan received 2nd September 2024

Drawing No. PL01 rev A– Proposed Floor Plans, Elevations and Block Plan received 17th January 2025

3. RELEVANT PLANNING HISTORY

PL/24/0995 - Rear extension measuring 5.3m in depth, with a maximum height of 3m, and 2.8m in height to eaves level. Notification of the construction of an extension under class A Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. PRIOR APPROVAL GIVEN 14/11/2024

4. CONSULTATIONS

The following addresses were consulted by letter:

264 Edgar Road South
265 Edgar Road South

One letter of objection has been received with regards to overbearing, out of character, loss of privacy, loss of biodiversity/trees/vegetation, inaccuracies on the application form, concerns regarding the proposed outbuilding being used as a separate dwelling.

Officer note: Material considerations will be explored in more depth below.

Natural Environment Officer – No objections

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
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
EN14 (Trees, Hedges and Woodland)
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 outbuilding is located at the rear of the site with a gap retained between the outbuilding and the rear and side boundaries. A sufficient distance remains between the outbuilding and the main dwelling. The application site has a good-sized rear garden and, therefore, this proposal will not represent an unacceptable loss in private outdoor space. There are a variety of rear extensions and small outbuildings in the surrounding area, therefore, this development is not considered uncharacteristic. The outbuilding will be partially screened from Elgar Road South by the main property, therefore posing minimal risk of harm to the streetscape. In terms of scale, the outbuilding is not considered excessive, it would have a pitched roof with a maximum height of 4m. The materials used for the proposed outbuilding will match those of the main property. As such, the proposal is not considered harmful to the character and appearance of the property or the surrounding area.

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 proposal is considered acceptable in terms of size, scale and design and, therefore, does not pose any identified risks to amenity of neighbouring properties. There is a sufficient distance between the outbuilding and all neighbouring dwellings, due to the distance and the single storey nature of the development, officers consider that the outbuilding would not be harmful to residents of neighbouring properties in terms of overbearing effects, visual dominance, or privacy and overlooking issues. The proposed outbuilding has a modest eaves height of 2.5m and the roof pitch slopes away from the side boundaries. There are no identified risks in relation to loss of sunlight and daylight or harsh overshadowing.

Other matters

It is considered appropriate for a condition to be attached to this permission to ensure that the proposed outbuilding remains ancillary to the main dwelling.

The proposal does not involve alterations to access or loss of onsite parking.

There is an existing clump of greenery at the end of the garden which appears to be mostly Ivy, with a small tree. This was discussed with the agent as the information on the application form regarding trees was not correct. The proposed outbuilding would partially be on the site where this existing greenery is located, the applicant intends on retaining a proportion of this.

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 - GRANT

Recommended Conditions:

TL1 – Time limit
M3 – Materials
AP1 – Approved plans
PD6 – Ancillary Use