

DELEGATED APPLICATION REPORT

Ward: Kentwood Ward

App Ref: PL/24/1601 Householder planning permission

Address: 18 LYNDHURST ROAD, TILEHURST, READING, RG30 6UH

Proposal: Single storey rear extension with internal alterations.

Applicant: Miss DIEP BICH THI LE

Received date: 29/11/2024

Target Decision date: 27/01/2025

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site is a two-storey property within a short row of terraced houses, near Wimborne Gardens, which leads to a cul-de-sac. The property is to the northeast of Lyndhurst Road. The surrounding area is predominantly residential. The adjacent property has an existing single storey rear extension.



Fig 1: Site photo from the rear of the property, captured by officer on 14/01/2025

2. PROPOSAL AND SUPPORTING INFORMATION

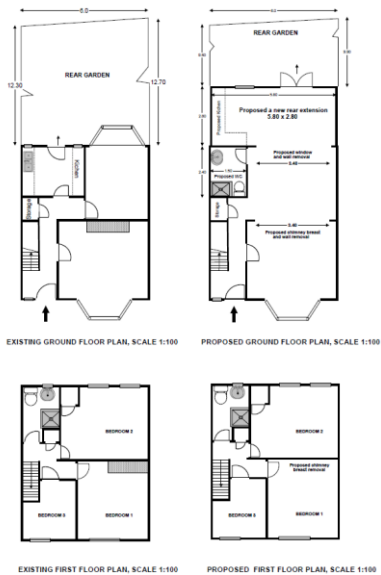
The application seeks planning permission for a single-storey rear extension with internal alterations. The proposed works would measure 5.8m in length and 2.8m in depth, with an eave's height of 2.8m and a total height of 3.4m. As per the application form, one PVC window and door are proposed for the rear elevation. The proposed roof tiles would match the existing roof. The proposed side wall would be constructed from bricks, while the rear wall would be finished with grey paint. The rear extension is intended to be used as a kitchen. Internal alterations would include removing the chimney breast and wall to reconfigure the space and add a WC.

Plans submitted:

- Application Form, received on 29/11/2024.
- Location Plan, dated 28/11/2024, received on 29/11/2024.
- Drawing: 28.11.24.1 – Existing and Proposed Floor Plans, dated 28/11/2024, received on 29/11/2024.
- Drawing: 28.11.24.2 – Existing and Proposed Elevation Sides and Roof Plan, dated 28/11/2024, received on 29/11/2024.
- Revised Block Plan, dated 29/11/2024, received on 30/11/2024.

Officer's note: An email from the agent, dated 27/01/2025, confirmed that there will be no external change to the colour of the main house.

Existing & Proposed Plans:



Existing & Proposed Elevations:



Relevant Planning History:

None.

3. CONSULTATIONS

A site notice was displayed on 19th December 2024 in front of the application site. The 21-day consultation period end on 8th January 2025. No letters of representation have been received.



Fig 2: Site notice photo

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.

4. 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)
H10 (Private and Communal Outdoor Space)

SPD

Design Guide to House Extensions SPD 2021

5. 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 is to erect a small-scale, single-storey rear extension with a sloped roof. The proposed development would not be visible from the street, and the rear garden is considered capable of accommodating this size of extension. The proposed roof tiles, one window, and one door would match those of the existing property. The proposed side walls would be made of red bricks, as shown in the Proposed Right & Left Side Elevation Plans, and the rear wall would be finished with grey paint, it is not considered detrimental to the existing house or neighbouring properties, given the similar character and appearance of the local environment. Therefore, the proposal is considered modest in scale and respects the form, appearance, and scale of the existing dwelling and neighbouring properties, in compliance with Policies H9 and CC7. Additionally, the permitted development right for the erection of a rear extension has not been removed from the application site; the current proposal complies with the conditions of Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, which relate to 'enlargement, improvement or alteration'. Therefore, the applicant could obtain a Certificate of Lawfulness as well and this fallback position is a material consideration.

Amenity Impact

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 single-storey rear extension would not pose any risks in terms of privacy, overlooking, or overbearing impact to the neighbouring property, given that it would be a small-scale development and no side windows are proposed, in compliance with Policies H9, H10 and CC8.

6. 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.

7. RECOMMENDATION

Approve with Conditions

Recommended Conditions:

Approved Plans

Time Limit

Materials (As Specified)