

DELEGATED APPLICATION REPORT

Ward: Caversham

App Ref: PL/24/1394 Householder planning permission

Address: 32 MARSACK STREET, CAVERSHAM, READING, RG4 5AP

Proposal: Part retrospective permission for a single storey rear extension.

Applicant: Mrs Frances Norris

Received date: 21/10/2024

Target Decision date: 04/02/2025

Case Officer: James Schofield

1. SITE DESCRIPTION

The proposal site is a semi-detached dwelling with a 3.6 metre rear extension to both this, and the attached dwelling. The site is the last of a number of semi-detached dwellings on this road, and the most relevant side elevation is adjacent to the ends of the gardens of numbers 50 & 52 Briants Avenue. The distance between these dwellings and the proposal is 19 metres & 16.5 metres respectively.

Site visit date: 17/10/2024

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a single-storey 3.7 metre long rear extension for the full width of the remaining rear of the dwelling. Plans considered;

Dwg No 202404/02 Existing Ground Floor Plan

Dwg No 202404/03 Existing First Floor Plan
Block Plan

~~Dwg No 202404/04A Proposed Floor Plans and Elevations (superseded)~~

~~Dwg No 202404/04B Proposed Floor Plans and Elevations (superseded)~~

~~Dwg No 202404/04C Proposed Floor Plans and Elevations (superseded)~~

Dwg No 202404/08C Roof Plan

Site Location Plan

Dwg No 202404/07A Section A – A

As received on the 10th of December 2024

~~Dwg No 202404/04E Proposed Floor Plans and Elevations (superseded)~~

As received on the 23rd of January 2025

Dwg No 2024/04/04F Proposed Floor Plans and Elevations

As received on the 28th of January 2025

The extension is under construction and as such this application is part retrospective.

3. **RELEVANT PLANNING HISTORY**

24/1182/CLP Proposed single storey rear extension and internal alterations. Withdrawn

4. **CONSULTATIONS**

Evidence was provided by the applicant demonstrating the site notice was posted with the consultation period expiring on the 7th of January 2025 and the following addresses were consulted by letter:

- 32 Marsack Street, Caversham, READING, RG4 5AP
- 30 Marsack Street, Caversham, READING, RG4 5AP
- 52 Briants Avenue, Caversham, READING, RG4 5AS
- 46 Briants Avenue, Caversham, READING, RG4 5AS
- 48 Briants Avenue, Caversham, READING, RG4 5AS
- 50 Briants Avenue, Caversham, READING, RG4 5AS
- 27 Nelson Road, Caversham, READING, RG4 5AT

No 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 2019 onwards

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 SPD 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 alterations to a house will be acceptable where it respects the character of the house in terms of location, materials and design and respects the character and pattern of neighbouring properties and the street as a whole. Policy CC7 also sets out relevant considerations for design.

Due to its single storey nature and use of matching materials, the design of the extension is sufficiently sympathetic to the host dwelling, noting also it already having a similar rear extension along the more sensitive boundary. Whilst slightly higher than the existing, it is not considered to be an obtrusive feature.

The appearance of the proposed rear extension is sufficiently sympathetic to the host dwelling such that no detrimental impact to its character would result. Further to the above analysis, the proposal satisfies the character considerations of local policies H9 and CC7.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not harm the privacy amenity of neighbouring sites. Policy CC8 states alterations to a house will be acceptable where they will not cause a significant detrimental impact to the living environment of existing or new residential properties.

Due to the position of the extension adjacent the east boundary, there would be no harm to the neighbouring property No. 30 Marsack Street. Whilst the depth of the extension would be sited across the rear gardens of No's 50 and 52 Briant's Avenue to the east, given the significant distance, combined with height and flat roof nature, there would be no material overbearing effects. It is considered necessary,

however, 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.

Further to the above analysis, the design and siting of the proposed single-storey rear extension would ensure the avoidance of any loss of privacy, light, or overbearingness. Further to this analysis, the proposal is considered to meet the aims of local policies H9, H10, 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

Recommended Conditions:

1. TL1 Standard time limit
2. AP1 Approved plans
3. M1 Materials to match
4. Flat Roof