

DELEGATED APPLICATION REPORT

Ward: Katesgrove Ward

App Ref: PL/24/1656 Householder planning permission

Address: 25 ELGAR ROAD, READING, RG2 0DQ

Proposal: The proposed works include a rear extension above the existing ground floor extension, internal reconfiguration of the house and the addition of roof lights.

Applicant: Mr Ruairidh Cox

Received date: 11/12/2024

Target Decision date: 05/02/2025

Case Officer: Gary Miles

1. SITE DESCRIPTION

The application site comprises a 2 storey Victorian end of terraced property, located towards the northern end of Elgar Road on the junction with Apline Street. The property has a small fenced in frontage typical of a terraced property of this age along with a small rear garden. The natural topography of the rear garden and adjacent Alpine Street slopes upgradient away from the rear elevation of the property. The property has been subject to a ground floor flat roofed rear extension at some point. The property remains largely original in its appearance. Some nearby properties have been subject to internal refurbishments and small loft conversions. The property is not listed, nor is it located within a conservation area.

Site visit date: 19th December 2024

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal includes a rear first floor extension measuring approximately 2.65m deep across the full width of the existing ground floor extension. The corner of the elevation nearest to the adjoining property at 27 Elgar Road is proposed to be chamfered at a 45-degree angle to protect the line of sight from the neighbouring first floor rear window. The proposal includes internal reconfiguration of the house and the addition of roof lights at ground floor and roof level.

Plans considered:

Drawing no: 01-Supporting Drawing Set (includes Location Plan, Block Plan, Existing Site Plan, Proposed Site Plan) dated Nov 24

Drawing no: 02-Existing Floor Plans, dated Nov 24

Drawing no: 03-Existing Floor Plans, dated Nov 24

Drawing no: 04-Existing Elevations, dated Nov 24

Drawing no: 05-Existing Elevations, dated Nov 24

Drawing no: 06-Proposed Floor Plans, dated Nov 24

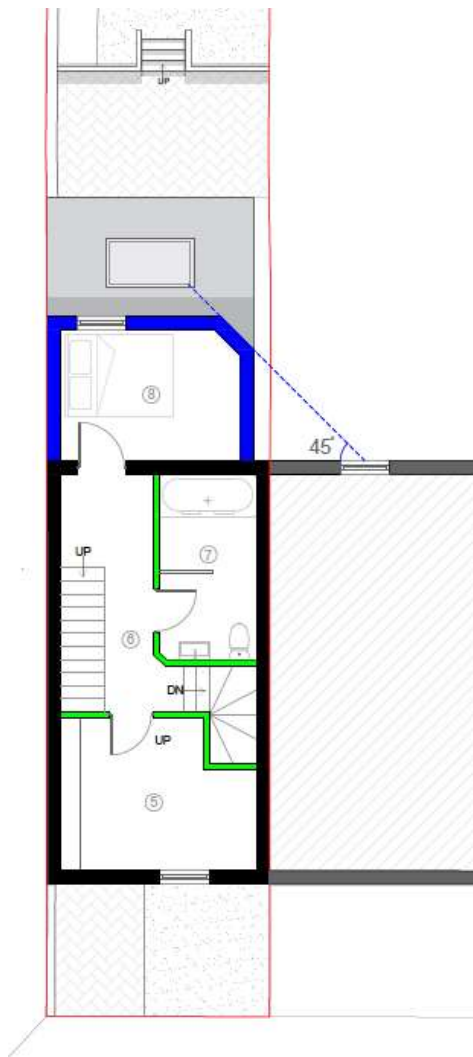
Drawing no: 07-Proposed Floor Plans, dated Nov 24

Drawing no: 08-Proposed Elevations, dated Nov 24

Drawing no: 09-Proposed Elevations, dated Nov 24

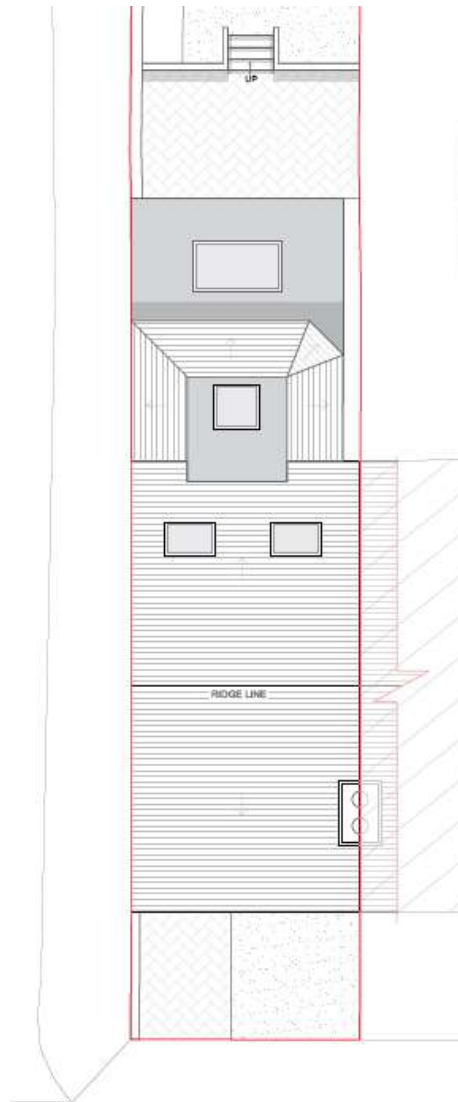
Design & Access Statement 25 Elgar Road (Paradigm Architects) dated Dec 24

Received by the Local Planning Authority on 11th December 2024



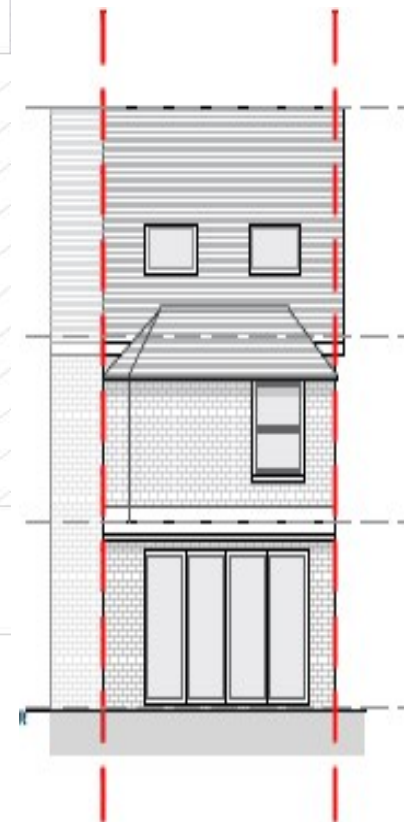
FIRST FLOOR | 1:50

Proposed Ground Floor



ROOF PLAN | 1:50

Proposed Roof Plan



Proposed Rear Elevation & Roof

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

A planning notice was attached to the front railings of the front of the property on 19th December and remained in place for a minimum of 3 weeks during the public consultation period.

No letters of representation have been received.

5. LEGAL AND PLANNING POLICY CONTEXT

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.

National Policy and Guidance

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (2019)

Policy CC7 – Design and the Public Realm
Policy CC8 – Residential Amenity & Visual Amenity
H9 (House Extensions and Ancillary Accommodation)

6. APPRAISAL

Character & Appearance

Policy CC7 sets out relevant considerations for design. All development must enhance the character and appearance of Reading in which is located. In particular the character and pattern of neighbouring properties and the street as a whole in terms of scale, height, location, materials and design, and any important existing building line.

Officers consider the first-floor rear extension would dominate the original house in terms of design and scale and the roof would appear unsympathetic to the host property. The first-floor rear extension by way of square form and mass to the side, would reduce the spaciousness which currently exists between the rear of the property and no.2 Alpine Street. This harm would be accentuated due to the prominent position of the house when approaching from Elgar Road and turning into Alpine Street.

Officers note that no neighbouring adjoining properties from no.27 through to no.77 Elgar Road have been subject to first floor rear extensions and the proposal would disrupt the distinctive pattern of the terrace at first floor to the rear harmful to the original character and appearance .

Officers liaised with the agent and the applicant and advised the first-floor rear element would be harmful to the character of the host property and that any first-floor extensions would not be supported in planning terms.

The proposal fails to comply with policies H9 and CC7 of the Reading Borough Local Plan 2019.

Residential Amenity

Policy CC8 states development will not cause a detrimental impact on the living environment of existing residential properties in terms of: Privacy, Visual Dominance and overbearing effects of development, Noise and disturbance, Artificial, lighting and Odour.

Officers liaised separately with the agent and the applicant, advising the first-floor rear element would be harmful in terms of overbearingness and be harmful to daylight serving the rear ground floor windows of the neighbouring property at no.27 Elgar Road. Officers advised the agent and the applicant that the rear first-floor element would be harmful to residential amenity and create a visual dominance when

approaching from Elgar Road and turning into Alpine Street. For these reasons the proposal would not be supported in planning terms.

The proposal is harmful to residential amenity and fails to comply with policies H9 and CC8 of the Reading Borough Local Plan 2019.

7. CONCLUSION

The proposed development has been assessed and is considered unacceptable as it fails to integrate with or respect the character of the existing building and wider streetscene. The prominent position of the application site would cause the proposed extensions to appear obtrusive within the street scene and would reduce the existing spaciousness to the rear of the property when viewed from the side. Harmful to residential amenity in terms of loss of light and overbearing effects to the adjoining neighbour. The proposal is contrary to policies CC7, CC8 & H9 of the Reading Borough Local Plan (2019) and the Council's Supplementary Planning Document Design Guide to House Extensions (2021).

The agent confirmed they did not wish to withdraw the application.

8. RECOMENDATIONS

REFUSE