

DELEGATED APPLICATION REPORT

Ward: Whitley

App Ref: PL/24/1718 Householder planning permission

Address: 40 GREENFIELDS ROAD, READING, RG2 8SF

Proposal: Erection of outbuilding with flat roof and skylight with new fenestration. (Retrospective)

Applicant: Mrs Mandeep kaur Kang

Received date: 23/12/2024

Target Decision date: 27/02/2025

Case Officer: Gary Miles

1. SITE DESCRIPTION

The application site consists of a mid-twentieth Century semi-detached house located on the northern side of Greenfield Road near the junction with Thornbridge Road. The property has a large north-westerly facing rear garden mainly laid to lawn with an area of paving adjacent to the rear elevation of the host property.

Site visit date: 21st January 2025



Front elevation



Abutting westerly and easterly boundaries



Abutting northern boundary



Flank abutting 38 Greenfields Rd



Abutting 15 Thornbridge Rd

2. PROPOSAL AND SUPPORTING INFORMATION

Whilst the application consists of retrospective planning permission for an outbuilding with flat roof and skylights, it should be noted that at the time of the officers site visit, the original unauthorised outbuilding has been demolished and subsequently construction was underway for another unauthorised outbuilding

as shown in the site photos above. It is therefore difficult to ascertain which tense this report should be presented in, i.e. present or past tense.

Officers advised the agent to stop work immediately to allow the application process to run its course.

The outbuilding measures just shy of 8m in width (the width of the garden) by approximately 6m in depth. The outbuilding at the time of the visit had an eaves height of just less than 2.5m and the roof was incomplete but would have increased the overall height by an additional 0.35m taking the overall height to 2.850m. The outbuilding will have a small area at the rear set aside as a small courtyard area due to the unusual shape of the application site, a brick wall has been constructed along the rear boundary and brickwork tied into that of the outbuilding.

The outbuilding will have a upvc door and 2 upvc windows to the front and rear elevations, along with 2 flat roof skylights. The walls are constructed from red brick and the roof is to be constructed of fibreglass with white fascia boards and rainwater goods.

Submitted plans show the outbuilding will include a gaming room, a gym and a separate shower room with loo and hand basin, the floorspace will be in excess of 30m².

Plans considered:

Site Location Plan, dated Dec 24

Drawing no: PP-166-RG-01-Existing & Proposed Floor Plans (all in one) dated Dec 24

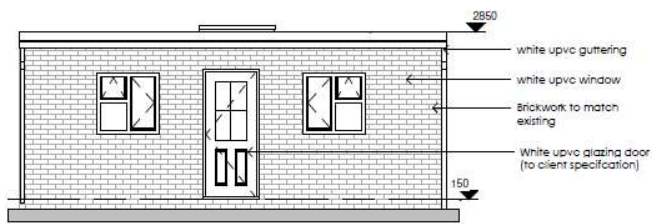
Received by the Local Planning Authority on 23rd December 2024

Drawing no: PP-166-RG-01-Proposed Outbuilding Plans, dated Dec 24

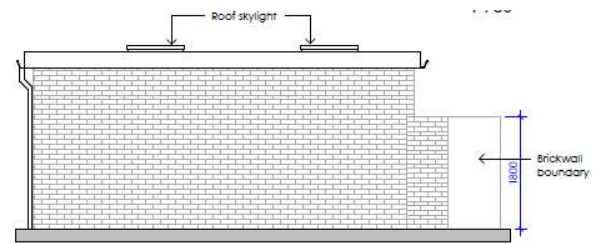
Drawing no: PP-166-RG-02-Existing & Proposed Floor Plans, not dated

Received by the Local Planning Authority on 2nd January 2025





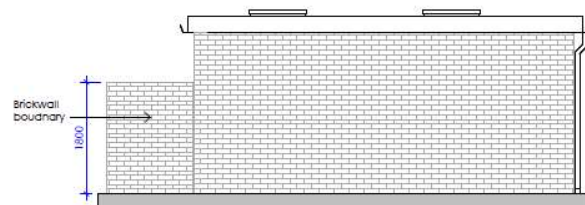
Proposed Front Elevation
1 : 50



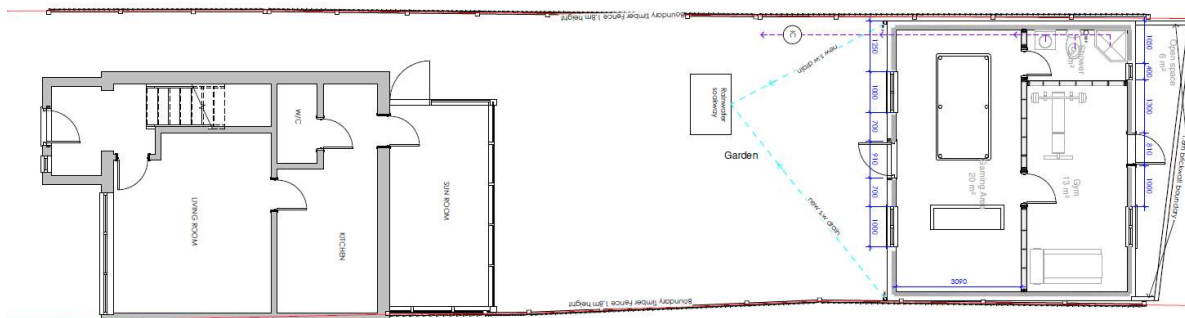
Proposed Side Elevation 'B'
1 : 50



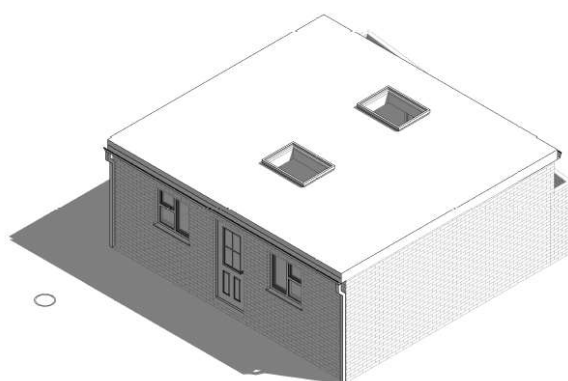
Proposed Rear Elevation
1 : 50



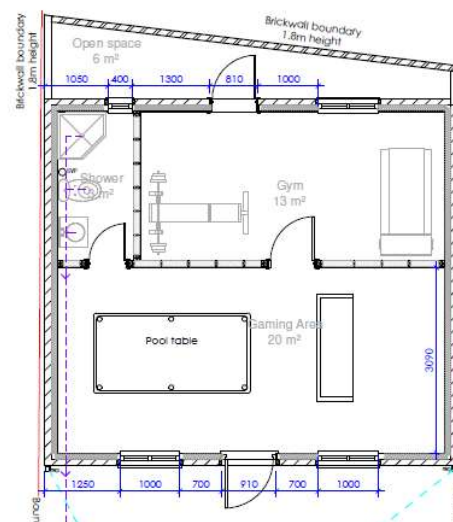
Proposed Side Elevation 'A'
1 : 50



Proposed Floor Plan
1:50



Perspective View



3. RELEVANT PLANNING HISTORY

PL/17/0306 – Part single and part two storey rear extensions and alterations to front windows –
Approved – April 2017

4. CONSULTATIONS

The planning site notice was attached to the front of the property on January 10th and left in place for a minimum of 3 weeks for the public consultation.

No letters of representation have been received as follows:

5. 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.

6. 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 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
Policy H9 - House Extensions and Ancillary Accommodation

SPG/SPD

A Design Guide to House Extensions SPG

7. 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 fails to respect the host property in terms of character, appearance and design quality. The outbuilding is stark, obtrusive and not subservient to the host property and wider adjacent rear gardens.

For the reasons outlined above, the application is not supported in planning terms and is contrary to policy CC7 of the Reading Borough Local Plan 2019 and paragraph 135 of the National Planning Policy Framework (updated December 2024).

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 outbuilding by virtue of its size and scale is overbearing and imposing to neighbours, harmful to neighbouring residential amenity and detrimental to the outdoor amenity space of the host property.

For the reasons outlined above, the application is not supported in planning terms. The outbuilding is contrary to policy CC8 of the Reading Borough Local Plan 2019.

8. CONCLUSION

The outbuilding is overbearing by virtue of its size and scale, harmful to the host property neighbouring residential amenity and outdoor amenity space. The outbuilding is not supported in planning terms.

9. RECOMMENDATION

Refuse Planning Permission for the following reasons:

1. The outbuilding by virtue of its bulkiness is harmful to the character and appearance of the host property and adjoining neighbouring gardens. As such the proposal is contrary to Policies H9 and CC7 of the Reading Borough Local Plan 2019.
2. The application by virtue of its size and scale is harmful to residential amenity. The proposal is therefore contrary to Policies H9 and CC8 of the Reading Borough Local Plan 2019.