

DELEGATED APPLICATION REPORT

Ward: Caversham Ward

App Ref: PL/25/0011 Householder planning permission

Address: 3 BERRYLANDS ROAD, CAVERSHAM, READING, RG4 8NU

Proposal: Two storey side and rear extension and single storey rear extension

Applicant: Mr & Mrs Tirumalasetty

Received date: 06/01/2025

Target Decision date: 03/03/2025

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site is a semi-detached property located on the east side of Berrylands Road, close to the junction with The Ridgeway (to the south-west). The property has previously been altered on the front/side elevation (see relevant history below). The property has space for two on-site car parking spaces and also has a spacious rear garden. The adjoining property to the north, 2 Berrylands Road, has a two-storey side extension and single-storey front and rear extensions. This area consists of large detached and semi-detached properties, predominantly residential in nature. Balmore Walk park is located to the west of the application site.

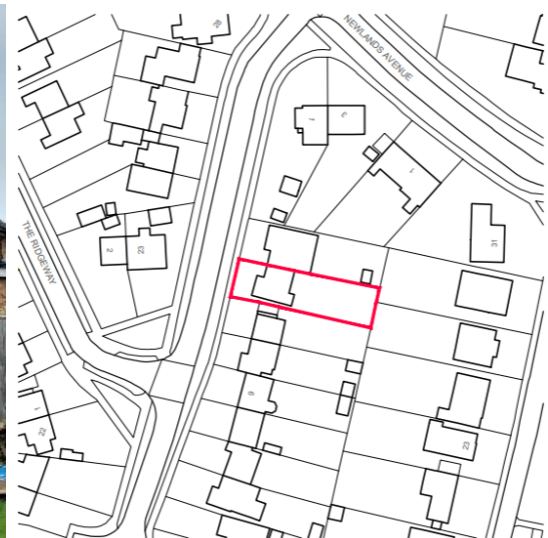


Fig 1: View from the rear of the property (17/01/25) Fig 2: Extract of the site location plan submitted

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for a two-storey side and rear extension, along with a single-storey rear extension. The front porch and part of the existing single-storey side extension would be retained. The side access to the rear garden would remain unchanged. One existing small tree, which is not subject to a Tree Preservation Order (TPO), would be removed to facilitate the new development.

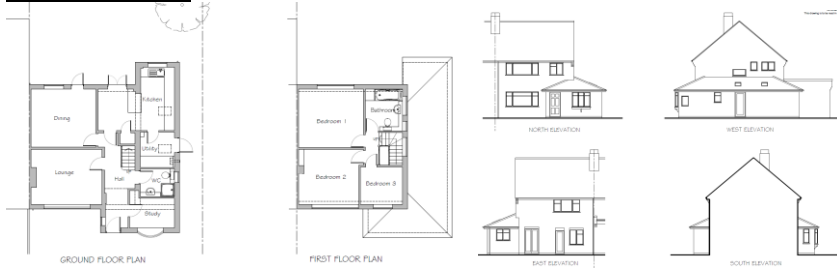
The proposed two-storey side and rear extension would be built on the existing single-storey side extension and would project approximately half the width of the rear wall by 4m, featuring a cross-gabled roof. It would be set back and set down from the frontage and the ridgeline of the host dwelling. The height of the roof at the rear would be significantly lower than the main roof, measuring 7.3m in total height and 4.8m at the eaves.

With regard to the proposed single-storey rear extension, it would also project 4m from approximately half the width of the rear wall, featuring a sloped roof with an eaves height of 2.67m and a total height of 3.56m. The proposed developments would align with the rear building line of the adjoining No. 2 Berrylands Road. All proposed materials would match those of the existing property.

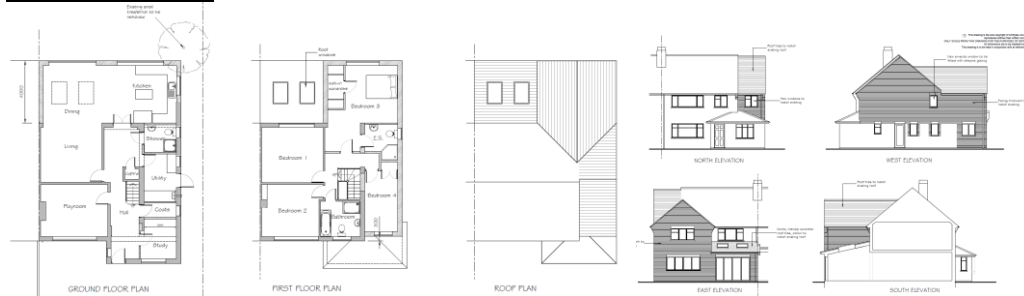
Plans submitted:

- Drawing No. 01 Location Plan
- Drawing No. 02 Block Plan
- Drawing No. 03 Existing Plans
- Drawing No. 04 Existing Elevations
- Drawing No. 05 Proposed Plans
- ~~Drawing No. 06 Proposed Elevations~~
Received on 6th January 2025.
- Drawing No. 06A Proposed Elevations received on 19th February 2025.

Existing Plans:



Proposed Plans:



Relevant Planning History:

Application site:

PL/10/0877 - Demolition of existing garage and construction of single storey side extension and front porch. Granted 04/10/2010.

Neighbouring sites:

2 Berrylands Road – PL/04/1039 - Two storey side extension and single storey front and rear extensions to dwelling. Granted 06/08/2004.

4 Berrylands Road – PL/21/0615 - Proposed Ground floor rear and side extension. Granted 15/06/2021.

3. CONSULTATIONS

A site notice was displayed on 17th January 2025 in front of the application site. The 21-day consultation period ended on 7th February 2025. No letters of representation have been received.



Fig 3: 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 2024

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)

TR5 (Car and Cycle Parking and Electric Vehicle Charging)

SPD

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 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 determination of this planning application and are not considered to be 'out of date'.

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 entire proposal would wrap around the host dwelling, extending from the side (south) elevation to the rear (east) elevation. The arrangement of all new windows is considered appropriate in relation to the existing house in terms of size, scale, and placement. All proposed brickwork, windows, and roof materials would match those of the existing property. Although the proposal is large in scale, it is deemed acceptable in terms of its size, as the plot is sufficiently spacious to accommodate this level of development. A detailed assessment is provided below:

Single-storey rear extension – the proposed single-storey rear extension would feature a sloped roof and would be adjacent to the adjoining property. It would have a width and depth of approximately 4m. Given the sloped roof design and its eaves height being lower than the adjoining rear extension at No. 2 Berrylands Road, this single-storey rear extension is considered acceptable and in accordance with the Council's SPD on rear extensions. According to the proposed plans, there would be no guttering overhanging the neighbouring property, and the building line would align with that of No. 2.

Two-storey side and rear extension – the setback of the two-storey side extension at first-floor level is minimal; however, when combined with a slight lowering of the ridgeline in relation to the existing ridge, it creates an acceptable degree of subordination to the existing dwelling. The total height of the rear part of the two-storey extension would be significantly lower than the main roof. This combined effect ensures the extension remains subordinate to the existing house, thereby reducing its impact on both the dwelling and the street scene. Additionally, the rear extension would join the proposed single-storey rear extension, forming a consistent rear building line that aligns with the existing building line of No. 2. The back-to-back distance between the dwellings and the depth of the new rear extension would comply with the guidance outlined in the Design Guide to House Extensions SPD 2021.

Therefore, the proposal is considered acceptable in terms of character and appearance.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. Policy H10 states that dwellings will be provided with functional private or communal open space. 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. Policy TR5 states that development should provide car parking and cycle parking that is appropriate to the accessibility of locations within the Borough to sustainable transport facilities, particularly public transport.

Following communication with the agent, the proposed en-suite window on the first floor would be fitted with obscured glazing. Another side window on the ground floor would face only the side wall, and therefore, there would be no privacy concerns. A condition will be imposed to restrict any new openings. The proposed two-storey side and rear extension would not extend beyond the 45-degree line taken from

the centre of any habitable room window in No. 4 Berrylands Road. Furthermore, the rear part of the two-storey extension would be significantly lower than the main house. The proposed rear building line would align with that of No. 2. As such, there are no identified concerns regarding loss of light to neighbouring properties. The existing side access adjacent to No. 3 would remain unchanged, while No. 2 already has a rear extension. Therefore, the proposal is considered to pose minimal harm in terms of overbearing impacts, in overall terms. Additionally, there is sufficient space in front of the property to accommodate two on-site car parking spaces, in accordance with the Council's minimum standards.

For current and future occupiers of the host property, the proposals would improve the quality of accommodation by providing a fourth bedroom, open-plan combined living/dining/kitchen room, whilst maintaining a sufficiently sized rear amenity space.

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:

Time limit

Approved plans

Materials (To Match)

Obscure glazing

No new openings