

DELEGATED APPLICATION REPORT

Ward: Tilehurst Ward

App Ref: PL/25/0023 Householder planning permission

Address: 5 HAZELWOOD CLOSE, TILEHURST, READING, RG31 5NX

Proposal: New single storey side and rear extension with decking.

Applicant: Dr Luis Santa Maria

Received date: 07/01/2025

Target Decision date: 04/03/2025

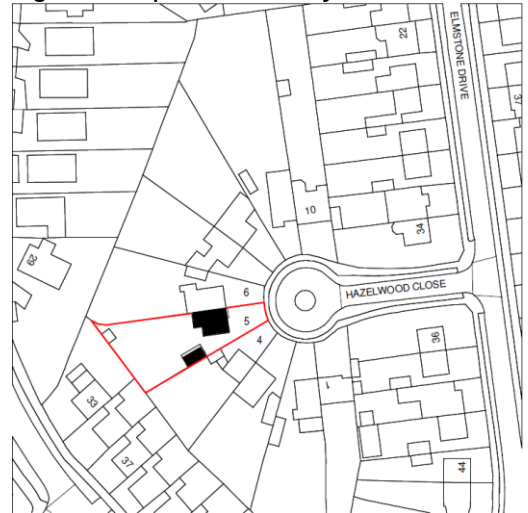
Case Officer: Huimin Chen

1. SITE DESCRIPTION

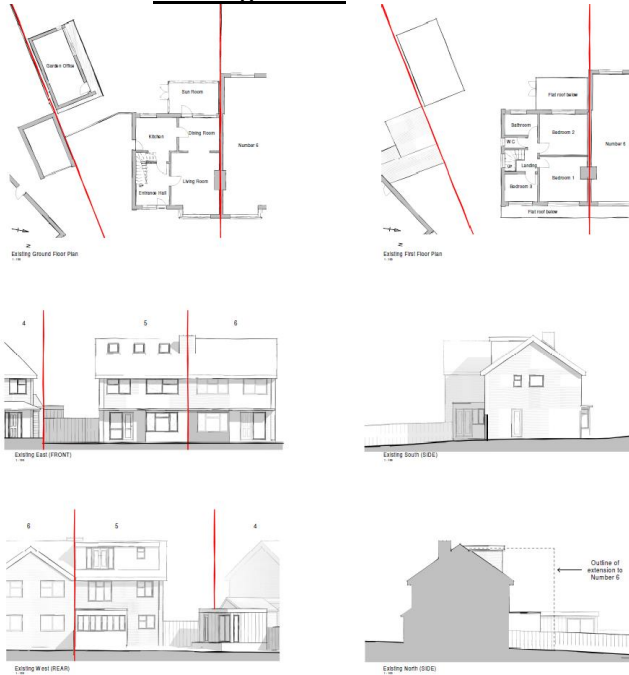
This application site is a two-storey semi-detached property located on the western side of the Hazelwood Close cul-de-sac, one of five semi-detached dwellings of similar style and size. The adjoining property, 6 Hazelwood Close, has an existing two-storey rear extension, which dates back to at least 1990. The proposal site is at an angle to 4 Hazelwood Close. The surrounding area is predominantly residential.



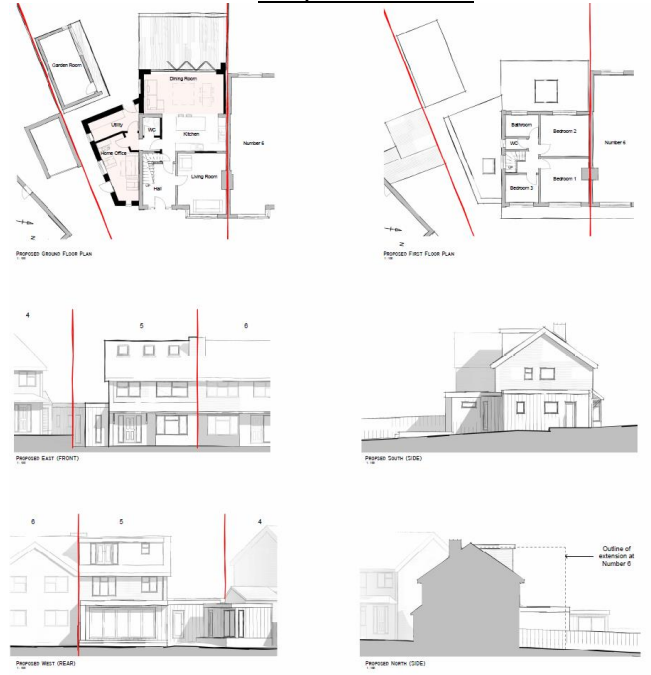
Fig 1: View from the rear of the property (17/02/25)



Existing Plans:



Proposed Plans:



Plans submitted:

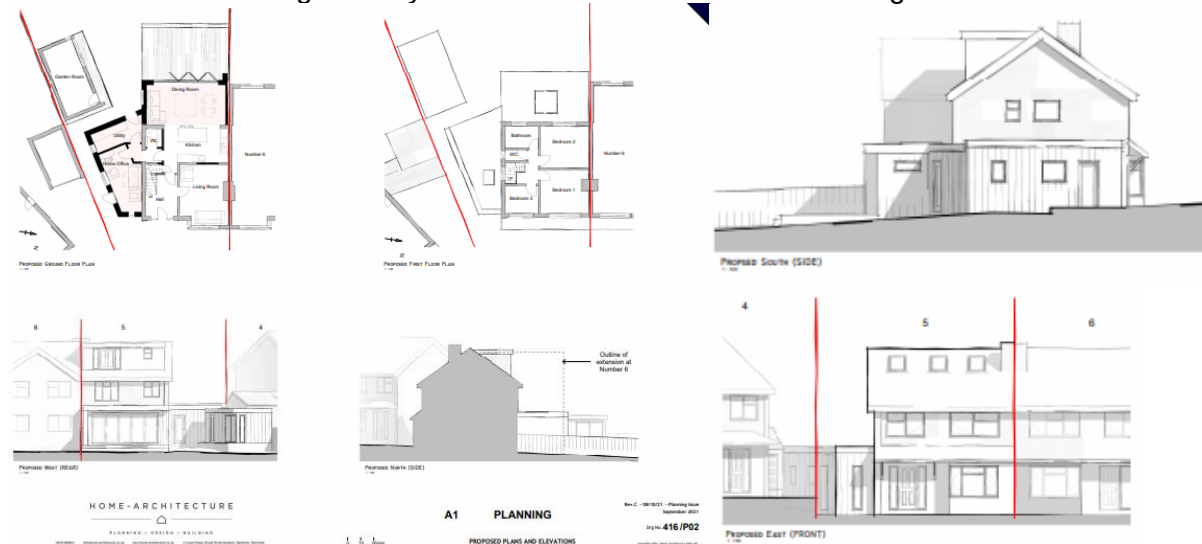
- DRG No: 416/P00 – Site Location Plan, dated September 2021.
- DRG No: 416/P01 – Existing Plans and Elevations, dated September 2021.
- DRG No: 416/P02 Rev C – Proposed Plans and Elevations (including Proposed Block & Roof Plan), dated 8th October 2021.

All received on 7th January 2025.

& an email from the applicant, dated 3/3/2025, confirms that all the proposed materials used in any exterior work would have a similar appearance to those used in the construction of the existing dwellinghouse.

Planning history:

- PL/15/2113 – Certificate of lawfulness for proposed rear dormer window with 3 roof lights to front. Granted 20/01/2016.
- PL/21/1540 – New single storey side and rear extension with decking. Granted 10/11/2021.



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)

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.

This proposal is the same as the previously approved one under PL/21/1540, granted on 10/11/2021, which expired four months ago. Therefore, this application will be assessed against the up-to-date policies.

The proposed side extension of this application has been set back from the frontage of the host dwelling. As this is a single-storey extension, it ensures that the extension remains subservient to the original dwelling in both size and appearance. The depth of the proposed rear extension would be within the guidelines outlined in the Design Guide to House Extensions SPD 2021. As confirmed by the applicant, all proposed materials would match those of the existing house. Therefore, the proposal is considered to respect the character and appearance of the host dwelling. Although part of the side extension would be visible from the Hazelwood Close street, it is not considered to detract from the street scene, given the proposed matching materials and its small scale. The proposed rear extension and decking are relatively modest in scale and would not be visible from the street; therefore, there are no concerns regarding the character and appearance of the existing house and local environment.

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.

There are no identified risks in terms of overbearing or blocking light to neighbouring properties, given that the proposal is angled in relation to No. 4 and maintains a sufficient distance from it, as well as sharing the same rear building line as No. 6. Although two side windows are proposed for the southern elevation, they are not considered to raise any significant concerns regarding privacy, as they would face only the wall and be approximately 1.2m from the shared boundary.

The proposals would improve the quality of residential accommodation for existing and any future occupiers of this single dwellinghouse.

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)