

DELEGATED FULL PLANNING APPLICATION REPORT

Ward: Redlands Ward

App Ref: PL/24/1258

Address: 78A Christchurch Road, Reading, RG2 7AZ

Proposal: Single storey rear extension to existing 5 -bedroom HMO to be used for storage purposes.

Case Officer: Mishga Marshall

Applicant: Mr Tony Chima

Date received (valid from): 25/09/2024

Target Decision date: 04/12/2024

Agreed EOT Target Date: 07/03/2025

1. SITE DESCRIPTION

The application site is a two-storey mid terraced dwelling currently being used as a 5 bed HMO, located on the south side of Christchurch Road. It is not a listed building, however, is on Article 4 land and in within an Air Quality Management Area as well as a Local (District) Center. The property currently boasts a large rear garden, and has neighbours on both sides, with existing extensive rear extensions measuring approx. 12m (west) to approx. 18m (east). The surrounding area is a mix of commercial and residential, no trees will be affected by the proposed development.

It is noted that the site does not lie directly within a conservation area. However, it is adjacent to a Conservation Area and a number of buildings of interest.

Site visit date: 15/10/2024

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for the construction of a single storey rear extension to an existing HMO, measuring ~8.13m in depth and ~3m in height, incorporating a flat roof. The use of the proposed rear extension is to be for storage purposes, as outlined by the applicant in both their application form and indicated on the submitted plans.

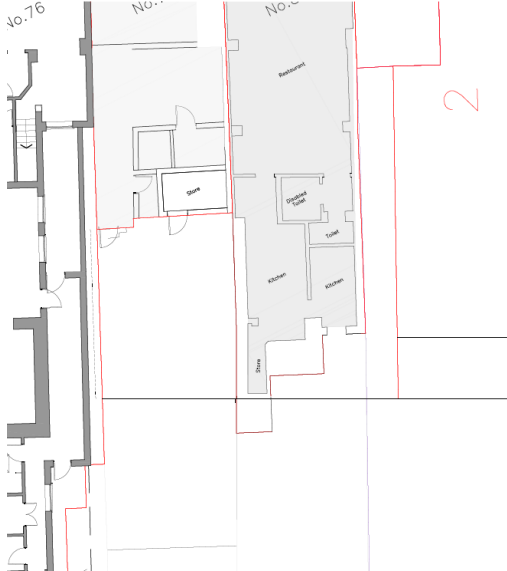
At the time of the officer site visit it was evident that, no works have been undertaken or started in relation to the proposed extension development.

Plans considered:

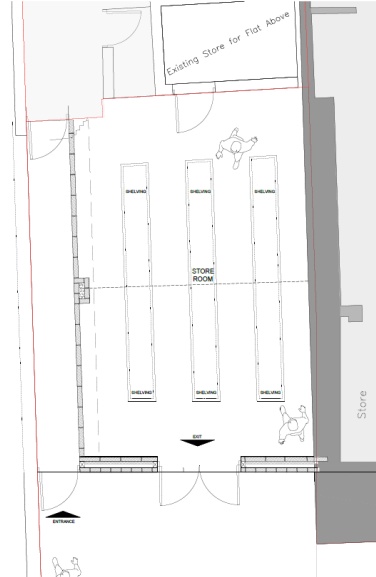
(Amended) A-1010 REV D Proposed Ground Floor Plan 03/03/2025
(Amended) A-1100 REV D Existing and Proposed Elevations 03/03/2025
A-1000 REV D LOCATION PLAN 14/11/2024
Amended A-1000 REV D LOCATION PLAN 14/11/2024

Plans submitted:

Existing Floor Plan



Proposed Floor Plan



Existing and Proposed Rear Elevation



Existing Rear Elevation
Scale 1:50



Proposed Rear Elevation
Scale 1:50

3. RELEVANT PLANNING HISTORY

Application Reference:	PL/21/0152	Status:	Closed
Description:	To Rear - Conversion of existing hip to Gable end and construction of two dormers either side at both rear bedrooms for 78A and 80A. To Front - construction of two dormers in keeping with existing street scene.(Existing 2 x 6 bedroom HMO for 78A and 80A)		
Application Reference:	PL/94/0788	Status:	Decision Made (Historical)
Description:	Single storey pitched roof double garage.		
Application Reference:	PL/93/0454	Status:	Approved
Description:	Roof conversion to existing first floor flat.		

4. CONSULTATIONS

The following neighbour notifications were undertaken:

76 Christchurch Road
Post Office, Christchurch Road
78a Christchurch Road
80 Christchurch Road
NatWest, 76 Christchurch Road
80a Christchurch Road

No letters of representation have been received.

The following internal consultations were undertaken:

RBC Access - No comment
RBC Transport - The proposed Ground Floor Plan illustrates rows of shelving which seems odd for residential use. However, providing the storage area remains ancillary to the residential use then there are no transport objections to this application.
RBC Ecology - De minimis exemption
RBC Enforcement - No enforcement history for No. 78 and 78a

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 2023
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC1: Presumption in Favour of Sustainable Development
CC2: Sustainable Design and Construction
CC7: Design and the Public Realm
CC8: Safeguarding Amenity
EN1: Protection of the Historic Environment
EN3: Enhancement of the Conservation Area
H9: House Extensions and Ancillary Accommodation
H11: Development of Private Residential Gardens
TR3: Access, Traffic and Highway-Related Matters
TR5: Car and Cycle Parking and Electric Vehicle Charging

Supplementary Planning Documents

Design Guide to House Extensions SPG 2021
Sustainable Design and Construction SPD (2019)
National Design Guide: Planning practice for beautiful, enduring and successful places (2019)

6. 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.

Policy EN1: Protection and Enhancement of the Historic Environment sets out the LPA's requirements for the historic environment. The policy requires that all proposals protect, and where possible enhance the significance of heritage assets and their settings, historic character and local distinctiveness of the area in which they are located.

The single storey extension would be situated to the rear and would not appear as an obtrusive feature within the street scene. The proposed materials, such as bricks, windows and doors are intended to match the existing, thus respecting the character of the host dwelling. The design is considered to be subservient and sympathetic to the existing dwelling and surrounding area and its character and is not believed to detract from it.

It is noted that the application site lies directly opposite the Conservation Area. However, given the location of the proposed works no harm is considered to occur to adjacent properties or the wider conservation area. As such, no concerns are raised in this regard.

Therefore, the development is considered visually acceptable, in compliance with Policy H9, CC7, EN1 and EN3.

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 proposed single storey rear extension is not considered to cause a loss of sunlight and daylight or be overbearing to the neighbouring properties given its height, distance from the common boundary and the angled sitting of the application dwelling in relation to neighbouring properties.

Therefore, the development is considered to have an acceptable impact on the amenity of all adjoining neighbours and on the occupiers of the application dwelling, complying with Policies CC8 and H9.

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

GRANT PERMISSION SUBJECT TO CONDITIONS

Recommended Conditions:

Time Limit

Materials

Approved Plans

Residential Ancillary Use