

DELEGATED APPLICATION REPORT

Ward: Caversham Heights Ward

App Ref: PL/25/0048 Householder planning permission

Address: 21 GEOFFREYSON ROAD, CAVERSHAM, READING, RG4 7HS

Proposal: Single storey rear extension with roof lights.

Applicant: Mr & Mrs Clark

Received date: 10/01/2025

Target Decision date: 07/03/2025

Case Officer: Gary Miles

1. SITE DESCRIPTION

The application site is a semi-detached bay fronted property with loft conversion and rear dormer. Constructed of brick and pebble dash render and tiled pitched roof and benefits. The property benefits from a large north-westerly facing rear garden and has a private frontage providing off-street parking. The property has been subject to refurbishment and extensions over the years including a number of properties in the road including the adjoining neighbouring property at no.23 Geoffreyson Road. property is not listed nor located within a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal consists of a single storey rear extension with roof lights, the extension will have a projection of 4.35m and extend across the width of the rear elevation. Have a parapet wall design with a maximum height of 3.5m the same as the adjoining neighbouring property. The extension will include Bi-Fold doors and single pedestrian door to the rear elevation, along with 3 roof lights. The extension will be finished in render to match the host property.

Plans & Documents considered

Drawing no: GA.01-Exsting Floor Plans and Elevations, dated Mar 24

Drawing no: GA.02-Rev 08-Proposed Floor Plans and Elevations, dated Nov 24

Drawing no: GA.03-Location and Block Plan, dated Dec 24

Received by the Local Planning Authority on 10th January 2025

3. RELEVANT PLANNING HISTORY

No historical planning history held on the Local Planning Authority database.

4. CONSULTATIONS

A planning notice was attached to the fence directly outside the front of the property on 21st January 2025 and left in place for a minimum of 3 weeks for the duration of the public consultation.

No letters of representation have been received.

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

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
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 proposal is to be constructed from materials and finishes to match the host property. The proposal is considered acceptable in terms of character and appearance to the host property neighbouring properties.

Officers consider the application is compliant with policies CC7 & H9 of the Reading Borough Council Local Plan 2019.

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 proposal will have the same projection and maximum height as that of the single storey extension to the adjoining neighbour at 23 Geoffreyson Road. Whilst the top of the parapet wall will stand at 3.5m, the proposed single storey extension is considered less overbearing than that of a two-storey rear extension of the same projection. Officers note, the application property retains its permitted development (PD) rights, and therefore a single storey extension could be achieved under a Certificate of Lawfulness with a projection of 6m and a maximum ridge height of 4m, an extension of this size is considered more harmful



and overbearing that that of the proposal. The closest room to the adjoining boundary at no.19 is a non-habitable room (garage store) and therefore the extension is not considered to be harmful to daylight to the detached neighbouring property. No new openings are proposed on the side elevation, privacy is therefore respected, and the host property retains a large rear garden providing ample amenity space.

The proposal is not considered harmful to residential amenity and is therefore considered compliant with policies CC8 and H9 of the Reading Borough Local Plan 2019.

8. 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.

9. RECOMMENDATION

GRANT

Recommended Conditions:

TL1
AP1
M1
PD5