

DELEGATED APPLICATION REPORT

Ward: Katesgrove Ward

App Ref: PL/25/0025 Householder planning permission

Address: 176 SOUTHAMPTON STREET, READING, RG1 2RD

Proposal: Single Storey Rear Extension

Applicant: Mr Mohammed Tanveer Zamir

Received date: 07/01/2025

Target Decision date: 17/03/2025

Case Officer: James Schofield

1. SITE DESCRIPTION

The proposal site is an end of terrace dwelling on Southampton Street, a busy arterial road. The rear of the site is adjacent Short Street. The site has been extended to the front, side, and rear previously.

Site visit date: 28/02/2025

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a single-storey rear extension at a depth of 3 metres. Plans considered;

Dwg No PL/A689/01 Existing & Proposed Ground Floor Plan

Dwg No PL/A689/02 Existing Elevations

Dwg No PL/A689/03 Proposed Elevations

Dwg No PL/A689/04 Location Map & Site Plan

As received on the 7th of January 2025

3. RELEVANT PLANNING HISTORY

011420, new 3 bed house (terrace), refused 30/05/2001

020881, 2 storey side extension, permitted 08/08/2002

070465, two storey and single storey side extension, permitted 16/07/2007

4. CONSULTATIONS

The site notice was posted on the 29th of January 2025, and the consultation period ran through the 19th of February 2025.

No letters of representation have been received.

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 2024

National Planning Practice Guidance 2019 onwards

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 SPD 2021

6. APPRAISAL

Character and Appearance

Policy H9 states that alterations to a house will be acceptable where it respects the character of the house in terms of location, materials and design and respects the character and pattern of neighbouring properties and the street as a whole. Policy CC7 also sets out relevant considerations for design.

The proposed design of the single-storey rear extension would match the existing single-storey rear extension in terms of its flat roof and given its single storey nature it would be a subservient addition. Whilst the extension would not be visible from Southampton Street, it would be visible from Short Street adjacent the rear of the site. However, it is noted that there are similar flat roof rear extensions in this area, and it is not considered that the impact on character would be harmful such to warrant a refusal.

As such, the proposal satisfies the character considerations of local policies H9 and CC7.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not harm the privacy amenity of neighbouring sites. Policy CC8 states alterations to a house will be acceptable where they will not cause a significant detrimental impact to the living environment of existing or new residential properties.

The single-storey rear extension is proposed to be 3 metres in depth along a boundary with an attached neighbour. The depth and height of the proposal matches the recommendations of the Householder Guide to Extensions SPD as an upper limit and would not significantly harm outlook or access to light for the attached neighbour. Further to this analysis, the proposal is considered to meet the aims of local policies H9, H10, and CC8.

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

Recommended Conditions:

1. TL1 Standard time limit
2. AP1 Approved plans
3. M1 Materials to match
4. Flat roof condition
5. No new openings in south-east elevation