

DELEGATED APPLICATION REPORT

Ward: Church Ward

App Ref: PL/25/0013 Householder planning permission

Address: 193 HARTLAND ROAD, READING, RG2 8DL

Proposal: Part retrospective application for Demolition of existing rear wing and conservatory, replaced with new part single and part two storey rear extensions (following previous approval of the 5.0m single storey extension)

Applicant: Mrs K Mahmood

Received date: 06/01/2025

Target Decision date: 14/03/2025

Case Officer: Gary Miles

1. SITE DESCRIPTION

The application site is a two-storey semi-detached dwellinghouse located on Hartland Road. The property is constructed using red brick with a red tiled pitched roof, a feature of the property is the large north facing rear garden. The property has off-street parking for several vehicles. Hartland Road is made up of semi-detached properties of the same age, design and character. Many properties in the street have been subject to refurbishments including single and double storey rear extensions of varying design and scale including the detached neighbouring property. The property is not listed, nor within a conservation area.

Site visit date: 11th February 2025

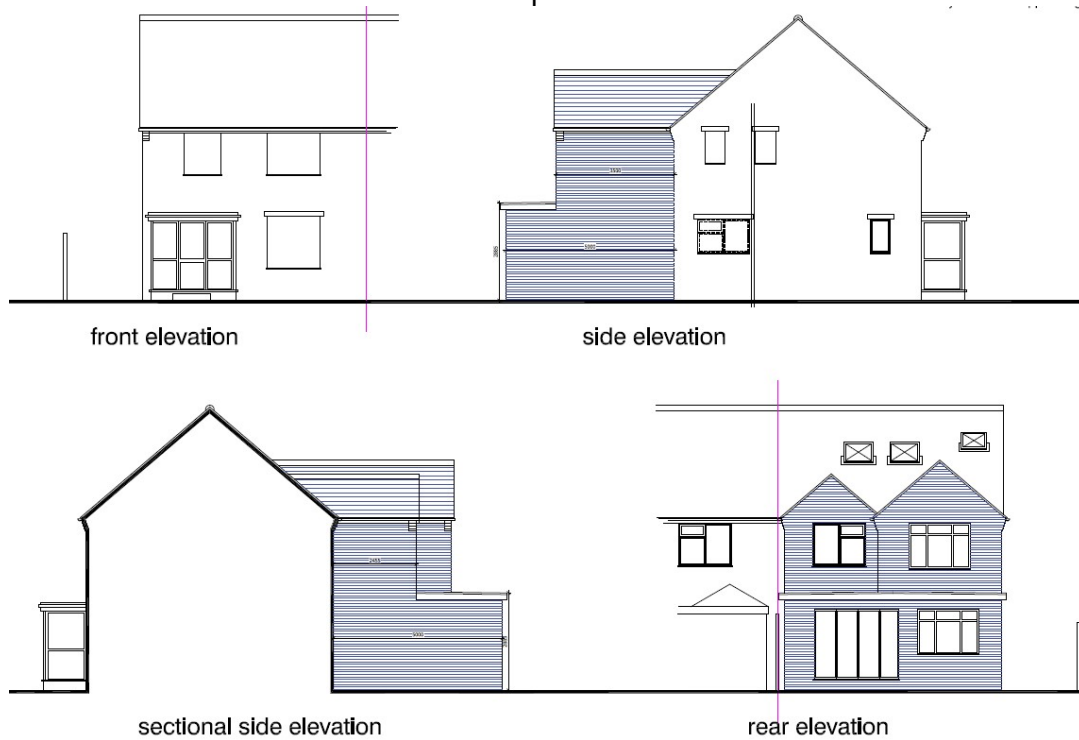
2. PROPOSAL AND SUPPORTING INFORMATION

Part retrospective application for demolition of existing rear wing and conservatory, replaced with new part single and part two storey rear extensions following previous approval of single storey extension with a maximum projection of 5m. This application includes the addition of first floor rear extensions with 2 pitched and tiled roofs. The maximum projection at first floor level is 3.5m, whilst first floor element closest to the adjoining boundary with no.195 Hartland Road has a maximum projection of 2.455m.





Proposed



Site photo shows closest 1st floor neighbouring window

Plans considered:

Drawing no: HR193-01-Rev P2-Block & Location Plans, dated Aug 24

Drawing no: HR193-02-Floor Plans Existing & Proposed-Ground, dated Aug 24

Drawing no: HR193-112-Floor Plans Existing & Proposed-First, dated Aug 24

Drawing no: HR193-03-Elevations Existing, dated Aug 24

Drawing no: HR193-04 Rev P3-Elevations-Proposed, dated Aug 24

Received by the Local Planning Authority on 6th January 2025

3. RELEVANT PLANNING HISTORY

PL/24/1183 - Proposed demolition of existing rear wing and existing conservatory and replacement with new 5.0m rear single storey extension – Approved Nov 2025

PL/24/0559 - Rear extension measuring 6m in depth, with a maximum height of 4m, and 2.3m in height to eaves level – Householder Prior Approval application. The application was Refused as the proposal failed to meet certain criteria under a Householder Prior Approval application

4. CONSULTATIONS

The planning site notice was attached to street furniture at 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 period.

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.

Officers consider the proposed part single; part two storey rear extension respects the character of the host property and wider streetscene. The extension is to be constructed of similar materials and has been designed with care and attention to detail including brick corbelling at eaves level to match the existing property.

The proposal is considered compliant with policies CC7 and H9 of the Reading Borough 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 proposed first floor extension closest to the adjoining boundary has been set in, ridge height set down and has a maximum projection of 2.455m to mitigate harm to the adjoining neighbour. This first-floor element has been carefully considered to respect neighbouring residential amenity in terms of overbearingness, loss of privacy and right to light.

The proposal is 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