

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Katesgrove Ward
App Ref: PL/25/0082
Address: 51 SHERMAN ROAD, READING, RG1 2PP
Proposals: Single storey rear extension.
Case Officer: Mishga Marshall
Applicant: Mr Alex Vas
Date received (valid from): 20/01/2025
Target Decision date: 17/03/2025

1. SITE DESCRIPTION

The application site is a two storey end of terrace property with pitched roof, located on the eastern side of Sherman Road. It is not a listed building, nor does it fall within a conservation area. The surrounding area is residential comprised of terraced block dwellings.

Site visit date: 14/03/2025

2. PROPOSAL AND SUPPORTING INFORMATION

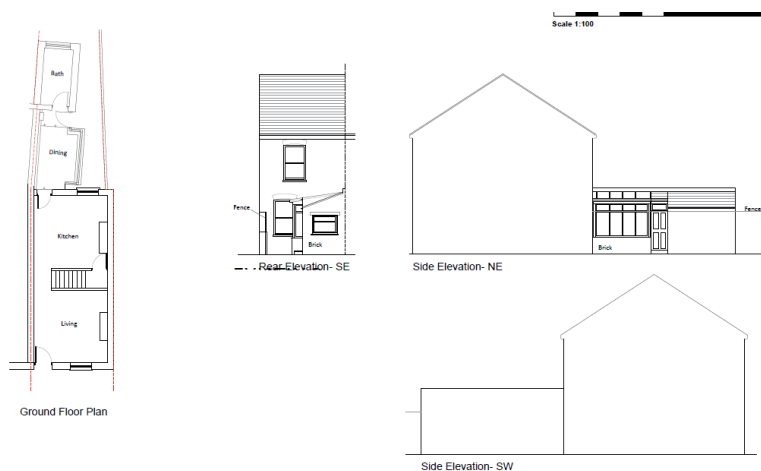
The proposal is for the construction of a single storey infill rear extension, the proposed would at its highest measure ~2.8m at its eaves and would have a flat roof. It would have a width of ~1.2m and a depth of ~3.7m. The materials are proposed to match the existing.

No works have been undertaken or started in relation to the proposed extension development.

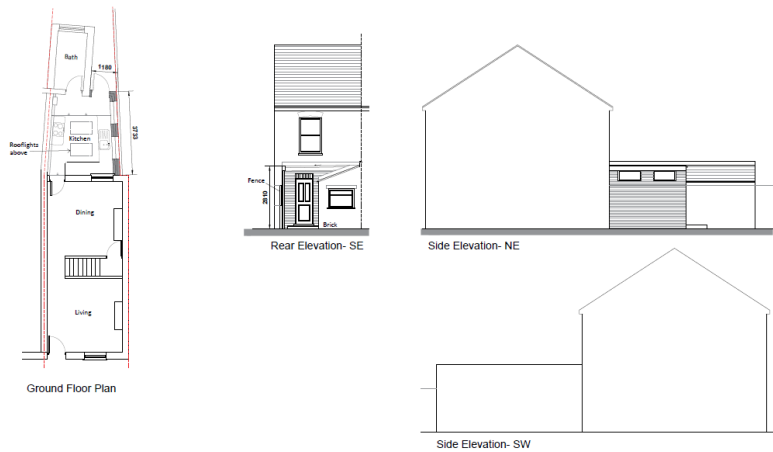
Plans submitted:

24.51SR.P01 Existing ground floor plan and elevations JAN 2025
24.51SR.P02 Proposed ground floor plan and elevations JAN 2025
24.51SR.SITE Location and Block Plan JAN 2025

Existing Elevations and Floor Plans:



Proposed Elevations and Floor Plans:



3. RELEVANT PLANNING HISTORY

N/A

4. CONSULTATIONS

Site notice erected on 29/01/2025

No letters of representation have been received.

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 2024

National Planning Practice Guidance 2014 onwards

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

H9 (House Extensions and Ancillary Accommodation)

SPD

Design Guide to House Extensions SPG 2021

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.

The proposed infill rear extension would have a depth of ~3.7m beyond the rear elevation wall and a height of ~2.8m at its eaves and would have a flat roof, the proposal would involve the removal of the existing conservatory roof and the addition of a new flat roof. It is acknowledged that there would be two different types of roof present in the rear, the proposed flat roof and the pitched roof of the existing extension. However, given the location of the development, to the rear, it is not considered to have a detrimental impact on the character of the host dwelling. The proposal would have 2 roof lights and a door to the rear. The extension would be situated to the rear and would not appear as an obtrusive feature within the street scene of Sherman Road. The proposed materials are intended to match the existing dwelling, thus respecting the character of the host site. The development is therefore considered to be subservient to both the existing dwelling and surrounding area and its character and is not believed to detract from it. As such, the development is considered acceptable, in compliance with Policy H9 and CC7.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. 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.

Given the position of the extension on the south side of 51 Sherman Road, there would be no impact on the adjoining 49 Sherman Road.

The extension would be located adjacent the rear gardens of No's 4 and 6 Chesterman Street to the south. Given the flat roof design and relatively low roof height, combined with siting to the north, whilst visible the extension is not considered to result in any significant material overbearing impact to users of these garden areas.

The extension would include windows to the side of the proposed extension. However, these windows are located at height and would be situated more than ~12m away from any habitable neighbouring rooms on Chesterman Street. As such it is not considered these windows would have undue harm in relation to a loss privacy for these neighbouring dwellings.

Owing to the flat roof nature of the rear extension proposed, it is considered necessary to include a condition stipulating that the flat roof area shall not be used as a roof terrace, and any access out onto this area shall be for maintenance/means of escape purposes only. This is in order to prevent any detrimental impacts of overlooking and/or noise and disturbance of the neighbouring premises.

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

Recommended Conditions:

Time Limit

Materials

Approved Plans

Flat Roof

