

DELEGATED APPLICATION REPORT

Ward: Norcot

App Ref: PL/25/0004 Householder planning permission

Address: 50 WESTBOURNE TERRACE, READING, RG30 2RP

Proposal: Demolish garage and rear extension - Construct 2 storey side & single storey rear extension

Applicant: Mr Roy Withers

Received date: 02/01/2025

Target Decision date: 24/03/2025

Case Officer: Sian Hickey

1. SITE DESCRIPTION

The application site is a two-storey semi-detached dwelling with a hipped roof located on the north side of Westbourne Terrace. A single garage with a flat roof adjoins the side elevation of the property. The surrounding area is predominantly residential. The road consists of other two storey dwellings, which vary in terms of style. The rear of the application site backs onto Wilson Primary School playing field.



Extract of the Location Plan

Site visit date: 25th February 2025

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the removal of the existing single-storey side garage projection, and the erection of a two-storey side extension in its place. The side extension would be set back from the front

elevation of the property and set down from the existing ridge of the main house. It would have a hipped roof to match the main dwelling.

The proposal also includes a single storey rear extension following the demolition of the existing outrigger. The proposed rear extension would have a mono-pitched roof and a maximum depth of 2.248m, it would adjoin the proposed side extension.



Plans considered:

Location Plan received 2nd January 2025

Proposed Block Plan received 2nd January 2025

Existing Site Plan received 2nd January 2025

Drawing Title – Existing and Proposed Floor Plans 2 received 2nd January 2025

Drawing Title – Existing and Proposed Elevations received 2nd January 2025

Drawing Title – Existing and Proposed Roof Plans received 2nd January 2025

Drawing Title – Existing Tree Plan received 2nd January 2025

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

A site notice was displayed outside the front of the property by the case officer on 11 February 2025 for a period of 21-days.

No letters of representation have been received.

Transport

The proposal consists of the demolition of the existing single garage which will result in the loss of parking. No on-site parking is being re provided. The development site is located in an area designated as a Residents Parking Permit Area; Zone 07R parking is controlled and regulated through the residents permit

scheme. Our records indicate a residents permit has been issued to this property. There are no Transport objections to this application as there would be no detrimental impact on the volume of on street parking.

Ecology

The application site is a semi- detached house located in an urban area of Reading. It is proposed to demolish the existing garage and single storey rear extension. Considering the extent of the proposed works, the condition of the buildings (as seen on Google Streetview) and the location of the property, it is considered unlikely that bats or other protected species will be adversely affected by the proposals. As such, there are no objections to this application on ecological grounds.

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
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
H9 (House Extensions and Ancillary Accommodation)
H10 (Private and Communal Outdoor Space)
TR3 (Access Traffic and Highway-related Matters)
TR5 (Car and Cycle Parking)
EN12 (Biodiversity and the Green Network)
EN14 (Trees, Hedges and Woodland)

SPD

Design Guide to House Extensions SPD 2021
Parking Standards SPD 2011

Local Plan Update

The current version of the Local Plan (adopted in November 2019) turned five years old on Tuesday 5th November 2024. The Local Plan was reviewed in March 2023 and around half of the policies in the plan are considered still up to date. However, the rest need to be considered for updating to reflect changing circumstances and national policy. A consultation version of the draft updated version of the Local Plan was published on 6th November 2024.

Although there is a five-year period for carrying out a review of a plan after it is adopted, nothing in the NPPF or elsewhere says that policies automatically become “out of date” when they are five years old. It

is a matter of planning judgement rather than legal fact whether a plan or policies within it are out-of-date. This will depend on whether they have been overtaken by things that have happened since the plan was adopted, either on the ground or through changes in national policy, for example.

Officer advice in respect of the Local Plan policies pertinent to this application is that they remain in accordance with national policy and that the objectives of those policies remains very similar in the draft updated Local Plan. Therefore, they can continue to be afforded weight in the determination of this planning application and are not considered to be 'out of date'.

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.

In terms of scale, the proposed two storey side extension would maintain a similar footprint as the existing garage. The plans illustrate the proposed side extension would be set off the boundary slightly. It is considered that there is a sufficient space to facilitate the additional form at first floor side level.

With regards to the rear element, the proposed single storey rear extension would project beyond the rear wall of the originally dwelling by 2.248m. The proposed rear extension is considered relatively modest in depth and subservient to the existing dwelling. Although the proposed rear extension would extend across the full width of the property, it will not be clearly visible from the road.

In terms of design and materials, the proposed development is considered acceptable. The proposed external walls would be pebble dash to match the existing, and the roof tiles/ridge detail would also match that of the existing. The roof of the first-floor side extension would be hipped so that it is consistent with the roof design of the original house, and the development would be set back from the plane of the existing front elevation. Such principles align with the Design Guide to House Extensions SPD 2021 guidance.

As the properties within the vicinity vary in terms of size, style and design, the proposal is not considered detrimental to the street scene.

Overall, it is considered that the proposals would not be harmful to the character of the existing house, neighbouring properties, or the wider area.

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.

Due to its modest depth, roof form, and single storey nature, there are no identified risks regarding the proposed rear extension in relation to privacy and overlooking, overbearing effects, or loss of sunlight and daylight. The rear extension would not project beyond the rear elevations of the adjoining neighbouring properties (no's. 52 or 48).

With regards to the first-floor side extension, the neighbouring property at number 52 Westbourne Terrace would undoubtedly notice the additional form at this level, however, it is not considered that the impact caused to this neighbour would be significantly detrimental. There is one first floor window in the side

elevation of number 52, however, this window is assumed to be a non-habitable window for the landing. One window is proposed in the side elevation of the proposed extension, however, the window would be at ground floor level and would be obscure glazed.

Other Matters

The tree plan provided illustrates that there are no substantial trees within the 15 of the proposed development, and no trees within the site boundary. There is an existing boundary fence at the rear of the site which separates the gardens from Wilson Primary School playing fields.

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

Recommended Conditions:

TL1: Time limit

AP1: Approved plans

M3: Materials

PD2: No new openings in the first floor side elevation facing 52 Westbourne Terrace