

DELEGATED APPLICATION REPORT

Ward: Whitley Ward

App Ref: PL/25/0124 Householder planning permission

Address: 110 MAINE STREET, READING, RG2 6AZ

Proposal: Erection of single storey rear extension with sky light lantern

Applicant: Mr K KAGANAS

Received date: 24/01/2025

Target Decision date: 24/03/2025

Case Officer: Huimin Chen

1. SITE DESCRIPTION

This is a 2½-storey end-terraced house located in the northeast of Green Park Village, which is a newly built area with South Lake to the west of the application site. There is a passage to the east of the house. The site is within Flood Risk Zone 2.

The original planning permission (10/01461/OUT – 102172) included a condition to remove permitted development rights (condition 41).



Fig 1: View from the rear of the property (27/02/2025) Fig 2: Extract of the site location plan submitted

2. PROPOSAL AND SUPPORTING INFORMATION

The application is seeking permission for the erection of a single-storey rear extension with a skylight lantern. The proposal would project from the rear of the property by 3m, with an eave height of ca 2.4m and a maximum height of 3.14m. The east wall of the proposed rear extension would replace the original boundary fence, being built on the boundary line. The existing gate would be removed and reinstated following the new east wall of the rear extension. The proposal involves the installation of a rear door with windows attached to either side.

As per the application form, the proposed wall would be full height with external cladding to match the existing property, while the proposed roof would be a traditional flat roof with rubber finish, including a skylight lantern. With regard to the windows and door, they would be taken from the existing dwelling, which are white PVC.

Plans submitted:

- Proposed garden wall plan
- Proposed front
- Proposed left
- Proposed rear

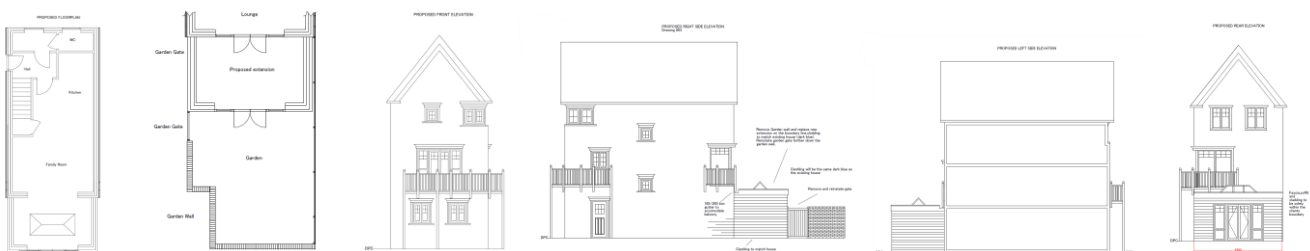
- ~~Proposed right (1)~~
 - Proposed base Plan
 - Proposed floorplan
 - Proposed roof plan
 - Block plan
 - Existing floorplan
 - Existing front
 - Existing garden wall plan
 - Existing left
 - Existing rear
 - Existing right
- Received 24th January 2025.

- Flood Risk Assessment received 28th January 2025.
- Proposed rear revised no. 002 received 7th March 2025.
- Proposed right side elevation no.003 received 19th March 2025.

Existing Plans:



Proposed Plans:



Relevant Planning History:

10/01461/OUT (102172) – A planning application for mixed-use development comprising: Phase 1 (submitted in full with no matters reserved and as defined in area on Plan Ref. PL-P1-001) for the construction of housing (Class C3), local retail (Use Classes A1, A2, A3, A4, A5), management suite, village hall, engineering and infrastructure works including reconfiguration of the lake, lakeside access, car parking, pedestrian and cycle routes, services & infrastructure, landscaping and other associated works; and Subsequent phases (submitted in outline with all matters reserved except for details of the main access proposals) for the construction of housing (Class C3), extra care housing with ancillary community uses (Class C2), offices (Class B1), one-form entry primary school Class (Class D1), health surgery (Class D1), Nursery (Class D1), sports pitches, children's play facilities, engineering and infrastructure works including reconfiguration of the lake and vehicular access, lakeside access, car parking, pedestrian and cycle routes, services & infrastructure, landscaping and other associated works – Approved 1/7/2011

PL/19/1999 - Discharge of condition 27 (Details of land raising) for Phases 3B1, 3B2 & 4 of planning permission 10/01461/OUT (102172) – Conditions discharged on 22/07/2021.

3. CONSULTATIONS

A site notice was displayed on 27th February 2025 in front of the application site. The 21-day consultation period ended on 20th March 2025. No letters of representation have been received.



Fig 3: Site Notice Photo

4. 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)
EN18 (Flooding and Sustainable Drainage Systems)

SPD

Design Guide to House Extensions SPD 2021

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'.

5. 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 site is located at the end of a terrace of houses, with a passage on the east side. Therefore, it is considered acceptable for the proposed east wall of the extension (with matching materials to the rest of the house) to replace the existing boundary wall. Additionally, the scale of the proposed rear extension is relatively modest, which is in keeping with the character of the house in terms of its overall size, siting, and materials. According to the application form and as annotated on the proposed plan, all proposed materials would match those of the existing property. Therefore, the proposal is considered to comply with Policies H9 and CC7, with a compliance condition securing the matching materials.

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.

There are no side windows proposed; however, the proposed rear extension would have a flat roof. To protect the neighbouring property from a loss of privacy and noise/disturbance from a potential roof terrace, a condition will be applied to restrict access to the roof for maintenance only, prohibiting its use as a terrace. Regarding the impact on sunlight and daylight and outlook at No. 1 Connecticut Street, the eave height and total height of the proposed rear extension would be 65cm (on the boundary) and 1.42m (at the point of the skylight) higher than the existing boundary fence, which could result in a reduction of light and outlook for the adjoining property. However, given the proposed depth of 3m and the minimal increase on the boundary in comparison with the existing fence, this impact is not significant enough to warrant the refusal of the application. It has been noted that the proposal would reduce the amount of amenity space for the occupiers; however, on balance, sufficient amenity space would still be retained upon completion of the proposal. Therefore, the development complies with Policies H9, H10, and CC8.

Flood Risk

Policy EN18 requires proposals within areas of flood risk to not reduce the capacity of the flood plain to store floodwater, impede the flow of floodwater or in any way increase the risks to life and property arising from flooding. Wherever possible, development should be designed to reduce flood risk, both on- and off-site.

The proposal site is within flood zone 2, it is a requirement that a flood risk assessment should be completed using the advice for minor extensions. A minor extension includes a householder extension with a floor space of no more than 250 sqm.

The submitted FRA states that 'as part of the development of Green Park Village, extensive site levelling works have been undertaken, with over 300,000 cubic meters of earth brought in to raise the site level. Based on the previous Green Park Flood Alleviation scheme and the extensive land raising works, the site is now predicted to have a very low risk of flooding.'

The Officer can confirm that the overall Green Park Village was developed in accordance with the approved Flood Risk Assessment (Peter Brett Associates, July 2010) and detailed flood mitigation

measures included it, which included that “the minimum development platform level to be set no lower than 40.2m AOD, which was set to reduce the risk of flooding to the proposed development and future occupants. Condition 27 of the original permission (10/01461/OUT (102172) required the approval of detailed plans of land raising. The land raising for the Phase of development that the application site is in was approved under ref: PL/19/1999.

Therefore, it is considered that the proposals will not increase the risk of flooding or compromise the safety of the occupants or neighbours should a 1 in 100-year (FZ2) flood occur. In compliance with Policy EN18.

6. 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.

7. RECOMMENDATION

Approve with conditions

Recommended Conditions:

Standard time limit

Materials (As specified)

Approved plans

Use of roof restricted