

DELEGATED APPLICATION REPORT

Ward: Emmer Green Ward

App Ref: PL/25/0168 Householder planning permission

Address: 20 BROOKLYN DRIVE, EMMER GREEN, READING, RG4 8SS

Proposal: Ground floor single storey flat roof rear extension

Applicant: Mr & Mrs Ilsley

Received date: 03/02/2025

Target Decision date: 31/03/2025

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site is a two-storey detached property with an existing single-storey flat-roof rear extension. The dwelling is located on the inner curve of Brooklyn Drive, which consists of many large, detached properties, solely residential in character. There is a large green space to the west of Brooklyn Drive, which is located off Kidmore End Road in Emmer Green.



Fig 1: View from the rear of the property (27/02/25) Fig 2: Extract of the site location plan submitted

2. PROPOSAL AND SUPPORTING INFORMATION

The planning permission seeks approval for a single-storey rear extension with a flat roof. The proposal would project 6.5m and 3.05m from the rear and side walls of the existing dwelling, aligning with the existing rear and side building lines of the house, next to the existing extension. The proposed eaves height is 2.3m, matching the height of the existing single-storey rear extension, as well as the total height. New bi-fold doors would be installed in the rear elevation of the proposed development, while two existing kitchen windows would be relocated to the new development. According to the application form, all proposed materials would match those of the existing property. The proposed additional space is intended to be used as a study/guest room with a shower room inside.

Plans submitted:

- Application Form
- Drawing no. TPO763-01-00 – Site Location Plan
- Drawing no. TPO763-01-01 – Existing and Proposed Block Plans
- Drawing no. TPO763-01-02 – Existing Floor Plans
- Drawing no. TPO763-01-03 – Existing External Elevations
- Drawing no. TPO763-01-04 – Proposed Floor Plans
- Drawing no. TPO763-01-05 – Proposed External Elevations

Received 3rd February 2025.

Plans as existing:



Plans as proposed:



Relevant planning history:

None.

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

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.

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 2024
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)

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.

Although the proposed depth of 6.5m exceeds the guidelines outlined in the Design Guide to House Extensions SPD 2021, it is considered acceptable in terms of scale and location. This is because the proposal aligns with the existing side and rear building lines of the host dwelling and is set back from the shared boundary with No. 22 Brooklyn Drive by 1.2m. Additionally, the plot is spacious enough to accommodate this size of development. Furthermore, the proposed arrangement of windows and doors would be similar to the existing ones, and with the matching proposed materials, the proposal would not cause harm to the character and appearance of the host dwelling or the neighbouring properties. Moreover, as the proposal is primarily situated at the rear of the host dwelling and is not visible from the street, it is not considered harmful to the existing street scene. The proposal complies with Policies H9 and CC7 of the Reading Borough Local Plan 2015.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours, and that ancillary accommodation, such as granny annexes, will be acceptable where it would not be capable of operating as a separate dwelling which could be let or sold separately. Policy H10 states that dwellings will be provided with functional private or communal open space. 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 identified risks in terms of privacy, overbearing effects, or negative impacts on sunlight and daylight, given that the proposed side window would be obscured, the proposal would be 1.2m away from the shared boundary with No. 22 to the east, and it would not extend beyond the 60° line taken from the middle of any windows of a habitable room in a neighbouring property. The site boasts a spacious rear garden, and as such, sufficient private outdoor space would be retained upon completion of the proposal. It is noted that the proposal includes a flat roof and this could potentially be utilised as a roof terrace with minimal further alterations. Given the proposed extension is set close to the boundary with the neighbour, it is considered necessary to include a precautionary condition which prevents the flat roof of the proposed extension being used as a terrace, without specific permission being granted by the local planning authority. This condition will secure the amenity of the neighbouring occupier at this point.

Additionally, in terms of its ancillary use to the existing house, the proposal is intended to be used as a study/guest room with a shower room inside, which would be linked to the existing garage via an internal door. As per the supporting text to the Policy H9 at paragraph 4.4.76:

“ancillary accommodation should not be a way of introducing new dwellings by stealth. Therefore, planning conditions and, where necessary, obligations will ensure that extra accommodation remains ancillary to the main dwelling. Ancillary accommodation could be considered a separate dwelling where it:

- Is self-sufficient in terms of facilities e.g. kitchens and bathrooms;
- Has its own front door without internal links to the main house; and/or
- Has its own external facilities, e.g. access, drive, garden; or has scope for these external facilities to be easily created”.

Although there is no kitchenette within the side extension, one could be easily created or accessed. Additionally, the proposal conceivably has its own front door, due to an internal link to the existing garage. The external facilities are considered easily achievable, given the large front driveway. Therefore, set within this context, in the context of these specific proposals, officers consider that a precautionary planning condition can suitably secure the use, as proposed. This is considered to be necessary to ensure that the proposals accord with the terms of the application as proposed, whilst also making it abundantly clear on what basis permission has been granted. As such, if the future use were to fall outside of the terms of the permission (e.g. minor external works and internal alterations to facilitate a separate residential unit), the local planning authority would have the means to remedy any possible future breach of condition.

For current and future occupiers the proposals would be beneficial, resulting in a shower/study room which creates a more spacious internal living environment.

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:

Time limit

Approved plans

Materials (As Specified)

Use of roof restricted

Ancillary domestic use