

DELEGATED APPLICATION REPORT

Ward: Emmer Green Ward

App Ref: PL/25/0138 Householder planning permission

Address: 160 HENLEY ROAD, CAVERSHAM, READING, RG4 6DJ

Proposal: Single storey rear extension

Applicant: Mr & Mrs COLIN WHITE

Received date: 27/01/2025

Target Decision date: 24/03/2025

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site is a two-storey semi-detached property with an existing rear extension. There is one sycamore tree and one pear tree in the rear garden, with their root protection areas at least 2.8m away from the proposed extension. The site features a spacious front garden, set further back from the street. Henley Road comprises large semi-detached and short terrace properties, predominantly residential in character.



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 application seeks planning permission for a single-storey rear extension with a hipped roof. The proposal would project 4m from the entire rear wall of the existing house. The eaves height of the proposal would be 2.5m, while the total height would measure 3.7m. The proposed brickwork, windows, and doors would match those of the existing building, while the roof would be finished with brown concrete roof tiles. Additionally, the proposal includes one rear-facing window and door. The proposal would result in the removal of the existing smaller rear addition at the property.

Plans submitted:

- Drawing No. 160HR.MP01 – Existing and Proposed Plans (with Location/Block Plans) received 27/01/2025.
- Drawing No. 160HR.TP100 – Proposed Tree Protection Zone received 17/03/2025.

Existing and Proposed Plans:



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)

EN14 (Trees, Hedges and Woodland)

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 depth of the proposed rear extension is within the guidelines outlined in the *Design Guide to House Extensions 2021*, which, when combined with the 2.5m eaves height and 3.7m total height, results in a modest scale. All proposed brickwork, windows, and doors would match those of the existing building. Therefore, the proposal is considered to respect the character and appearance of the existing house and the adjoining property. Moreover, the proposal is situated at the rear of the host dwelling, making it invisible from the street; therefore, it is not considered harmful to the existing street scene. In compliance with Policies H9 and CC7 of 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. 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 or overbearing impacts, given that no side windows are proposed in the new rear extension and the overall size of the proposal is relatively modest. No significant impacts are envisaged to No. 162 to the east, given the set back of the extension off the boundary and modest increase in depth in comparison with the existing rear addition. In terms of No. 158 to the west, the proposed rear extension could result in a reduction in light and outlook to the neighbouring property; however, in terms of light it would not extend beyond the 60° line taken from the middle of any windows of a habitable room in a neighbouring property. In terms of outlook the design of the extension, with the height minimised on the boundary, seeks to minimise any potentially harmful impact. Combined with the 4m depth, 2.5m eaves height, and a hipped roof, this impact is not significant enough to warrant the refusal of the application. The site boasts a spacious rear garden; as such, sufficient private outdoor space would be retained upon the completion of the proposal. In compliance with the Policies H9, H10 and CC8 of Reading Borough Local Plan 2019.

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

Trees

Individual trees, groups of trees, hedges and woodlands will be protected from damage or removal where they are of importance, and Reading's vegetation cover will be extended. The quality of waterside vegetation will be maintained or enhanced.

There are two trees in the rear garden. A simple Tree Protection Plan has been submitted, indicating the construction exclusion zone (CEZ) in the rear garden. Proposed fencing for the CEZ would be installed for the full duration of the building works to restrict any potential negative impacts from construction activities, and a condition would be applied to secure its installation. Therefore, the proposal is considered acceptable in terms of tree protection.

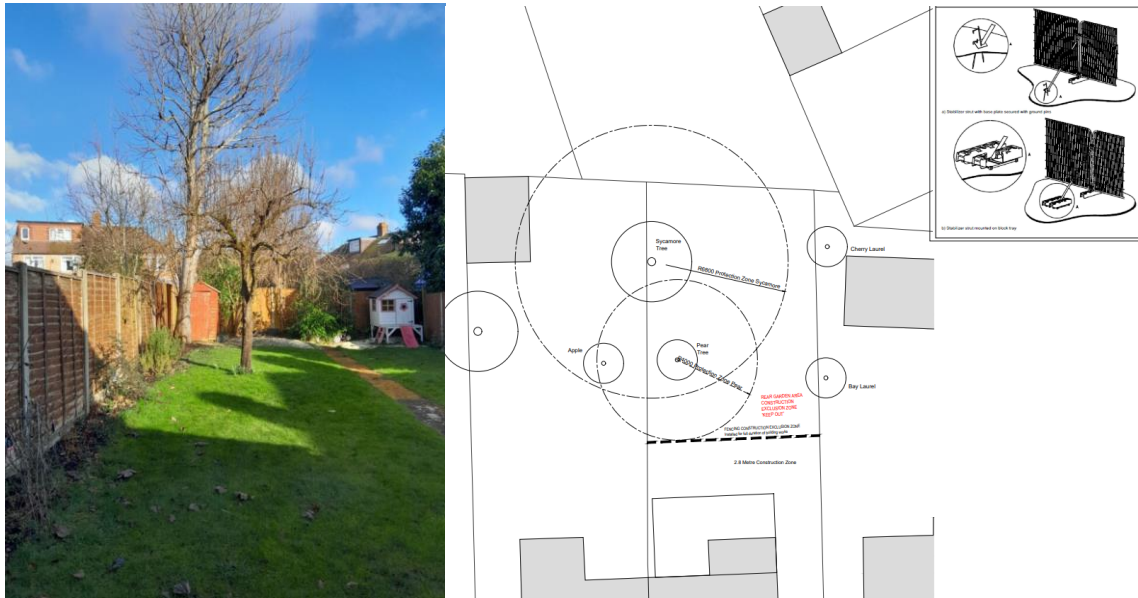


Fig 4 & 5: Rear garden photo and extract of Tree Protection Plan submitted with the application.

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 (To Match)

Arboricultural method statement (As specified)