

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Church Ward
App Ref: PL/25/0049
Address: 15 CALLINGTON ROAD, READING, RG2 7QQ
Proposals: Two storey rear extension.
Case Officer: Mishga Marshall
Applicant: Steve Nash
Date received (valid from): 13/01/2025
Target Decision date: 10/03/2025
EOT Agreed Decision date: 01/04/2025

1. SITE DESCRIPTION

The application site is a two storey mid terrace property with pitched roof, located on the northern side of Callington Road. It is not a listed building, nor does it fall within a conservation area, but is within an Air Quality Management Area. The surrounding area is predominantly residential, with a mixture of terraced blocks and semi-detached dwellings.

Site visit date: 25/02/2025

2. PROPOSAL AND SUPPORTING INFORMATION

The original proposal was for the construction of a two-storey rear extension with a pitched roof and a depth of ~3m at both ground and first floor level. The proposed extension would serve an extended kitchen and dining room on the ground floor and a third bedroom on the first floor.

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

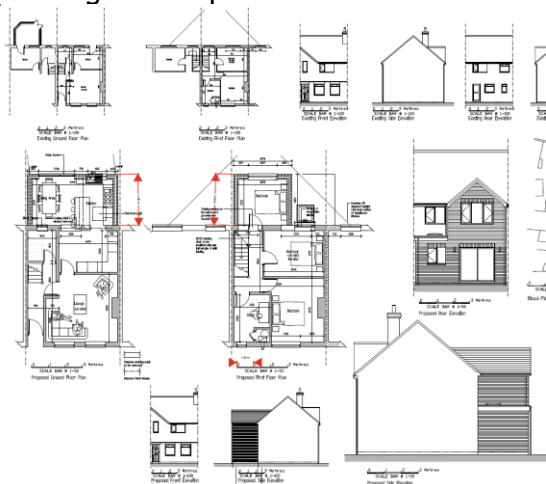
Amendments were sought to decrease the original depth and provide further clarification for the 45 degree line. The following assessment is provided in relation to the amended drawings provided under 'Revision B'.

Plans considered:

01 REV B Existing and Proposed Plans and Elevations 24/03/2025

Plans submitted:

Existing and Proposed Plans:



3. RELEVANT PLANNING HISTORY

N/A

4. CONSULTATIONS

Site notice erected on 15/01/2025

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)

H10 (Private and Communal Outdoor Space)

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 two storey rear extension is considered to be a sympathetic development which would not significantly detract from the character of the house property. The roof would be set well down from the main ridge and the materials would match to assist in integrating with the host property. Whilst there are no similar two storey extensions within the immediate vicinity, there are examples of larger rear and side additions as part of Callington Road. It is not considered to be such an obtrusive feature to cause harm to the character of the area. As such, the development is considered acceptable in design, and 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.

17 Callington Road

This dwelling is situated to the east of the application site. The two storey element would not breach a 45 degree line to the nearest habitable room window as shown on the plans. The depth of the single storey element is not considered to be excessive and would comply with the Design Guide to House Extensions SPD. The flat roof would further minimise any impact. Given this the proposals are not considered to result in any overbearing effects.

13 Callington Road

This dwelling is situated to the west of the application site. The proposed two storey extension would clearly be visible to occupiers of this property. However, it would not breach a 45 degree line to the nearest habitable room window as shown on the plans - there would be some minimal loss of light to the nearest window at first floor; however the agent advises this is not a habitable room.

The depth is not considered to be excessive and would comply with the Design Guide to House Extensions SPD and the roof would be hipped away to minimise the impact. Whilst there may be some degree of harms in terms of outlook, given the above it is not considered to be so harmful to warrant a refusal.

No first floor windows are proposed and a condition is recommend to be attached to this effect to prevent loss of privacy.

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

No New Openings