

DELEGATED REPORT

Ward: Norcot Ward

App Ref: PL/25/0203

Address: 2 Usk Road, Tilehurst, Reading, RG30 4HG

Proposals: Erection of a two-storey side extension and single storey extension

Case Officer: Louise Coveney-Fuller

Applicant: Mr & Mrs Smith

Target Decision date: 07/04/2025

1. APPLICATION SITE

2 Usk Road comprise a two-storey dwelling set on a modest corner plot with a detached garage. The application site is set back from the main road with an open frontage. The surrounding area comprises of similar style properties a number of which have benefited from extensions over the years.

2. PROPOSAL

This application seeks to obtain planning permission for the erection of a two-storey side extension with a modest projection off the rear elevation.

3. RELEVANT PLANNING HISTORY

PL/24/0822- Two Storey extension with a new vehicular access - WITHDRAWN

4. CONSULTATIONS

Highways: No objection

5. REPRESENTATIONS RECEIVED

A site notice was affixed at the site covering the statutory consultation period.

At the time of writing the report 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.

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 2023

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)

SPG/SPD

A Design Guide to House Extensions SPG

6. PLANNING CONSIDERATIONS

The key issues for consideration are:

- i Impact on the character and appearance
- ii Impact on residential amenity

Impact on 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.

Amended plans have been received during this application. They addressed initial officer's concerns in relation to the scale and set down/back of the proposed extension. It is acknowledged that the two-storey extension represents a substantial addition to the existing dwelling. Nevertheless, the surrounding area is made up of a few properties with similar style extensions most notably the adjoining property. As such, the character of the area is varied in terms of style and design of residential dwellings. The extension is sufficiently subservient to the original house and would preserve an appropriate degree of spaciousness at the corner.

For the reasons mentioned above, it is considered that the proposed development will not adversely affect the character and appearance of the surrounding area and is in accordance with Policies H9 and CC7 and the advice contained within the NPPF.

Impact on 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.

The proposed development would not appear overbearing to either neighbour property nor would the development result in adverse harmful overshadowing or loss of daylight to the front, side, or rear facing windows of either property or their rear private amenity space.

It is noted that there are residential properties located to the rear of the application site, but these are set a sufficient distance away and no harm to the residential amenities of these properties will occur as a result of this development.

As such, the proposal is in accordance with Policy H9, H10 and CC8 of the Local Plan.

7. CONCLUSION

It is considered that the development is acceptable in principle and would not result in an adverse impact on the character and appearance of the host dwelling or the wider surrounding area, nor would the development result in an adverse impact on the residential amenity of the neighbouring properties. As such, it is therefore considered that the proposed development complies with Policies. CC7, CC8, H9 and TR3 of the Local Plan, the advice contained within the NPPF 2024 and any other relevant supplementary documents or relevant guidance.

8. RECOMMENDATION

GRANT Planning Permission subject to conditions outlined within the decision notice.