

DELEGATED APPLICATION REPORT

Ward: Emmer Green Ward

App Ref: PL/25/0177 Householder planning permission

Address: 18 KIDMORE END ROAD, EMMER GREEN, READING, RG4 8SE

Proposal: Single storey rear extension

Applicant: Mr J Hales

Received date: 04/02/2025

Target Decision date: 01/04/2025

Case Officer: Sian Hickey

1. SITE DESCRIPTION

The application site is a two-storey mid-terraced dwelling located on the east side Kidmore End Road. It is not a listed building, nor does it fall within a conservation area. The surrounding area is a mixture of commercial and residential units, a recreation ground is located opposite the site, and a public house is located adjacent to the site.



Extract from the location plan

Site visit date: 17/02/2025

Site visit photos:

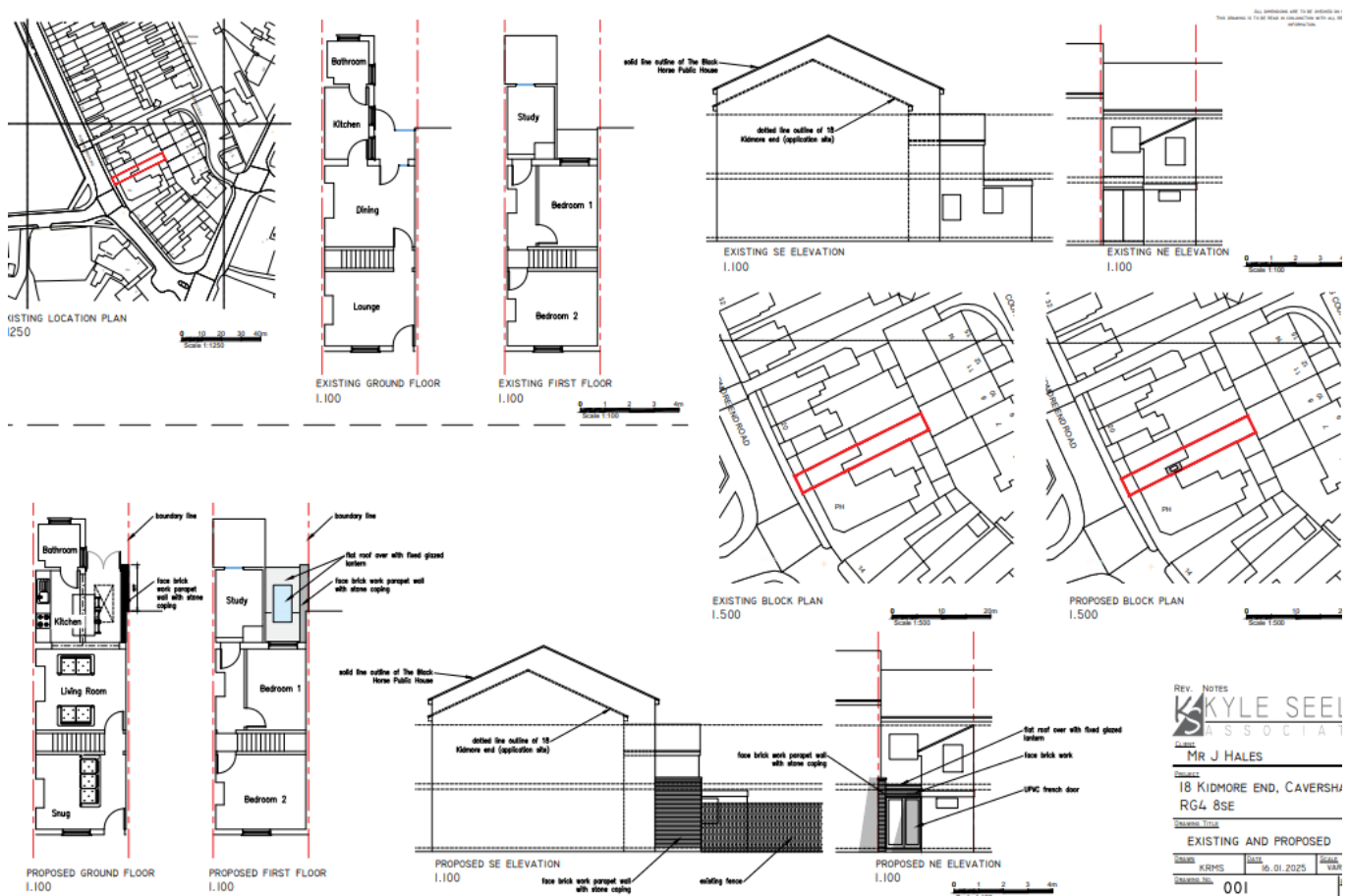


2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for the construction of a single-storey rear extension between the existing outrigger and the boundary to no. 16 (The Black Horse Public House), to be integrated with the existing kitchen area. The proposed rear extension would have a parapet wall with a flat roof and a fixed glazed roof lantern. French doors would be located in the rear elevation. The proposed rear extension would have a depth of 3.2m and a maximum height of 3m.

Plans considered:

Drawing No. 001 – Existing and Proposed Plans and Elevations, Location and Block Plan as received 04/02/2025



3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

A site notice was displayed at the front of the property by the case officer on Monday 17th February 2025 for a period of 21 days.

Letters of representation have been received as follows: **None**

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
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'.

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.

It is considered that the overall scale of the proposed single storey rear extension would be proportionate to the existing dwelling and as the proposed extension would be contained at the rear it is not considered that it would impact the wider street scene and would, therefore, not harm the character of the local environment.

In terms of design, the proposed extension is considered suitable and would integrate well and respect that of the existing dwelling with materials to match. Overall, therefore, the proposal is considered acceptable in terms of character and appearance.

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 combination of the modest overall height and depth would limit any overbearing effects. The proposed extension would not extend beyond the existing outrigger and would only extend 1.877m beyond the rear wall of the adjacent public house.

As the proposal is single storey in nature and no side windows are proposed, there are no privacy or overlooking risks. There are also no identified risks in relation to loss of sunlight and daylight.

It is considered that the existing garden could accommodate this scale of proposal without a detrimental effect on the overall outdoor amenity space. The proposed extension would also improve the quality of accommodation at the site for the existing / future occupiers of the existing dwelling.

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:

TL1 – Time Limit

AP1 – Approved Plans

M1 - Materials