

DELEGATED APPLICATION REPORT

Ward: Park

App Ref: PL/25/0198 Householder planning permission

Address: 64A HAMILTON ROAD, READING, RG1 5RD

Proposal: Proposed single storey rear extension.

Applicant: Mr and Mrs Uprety

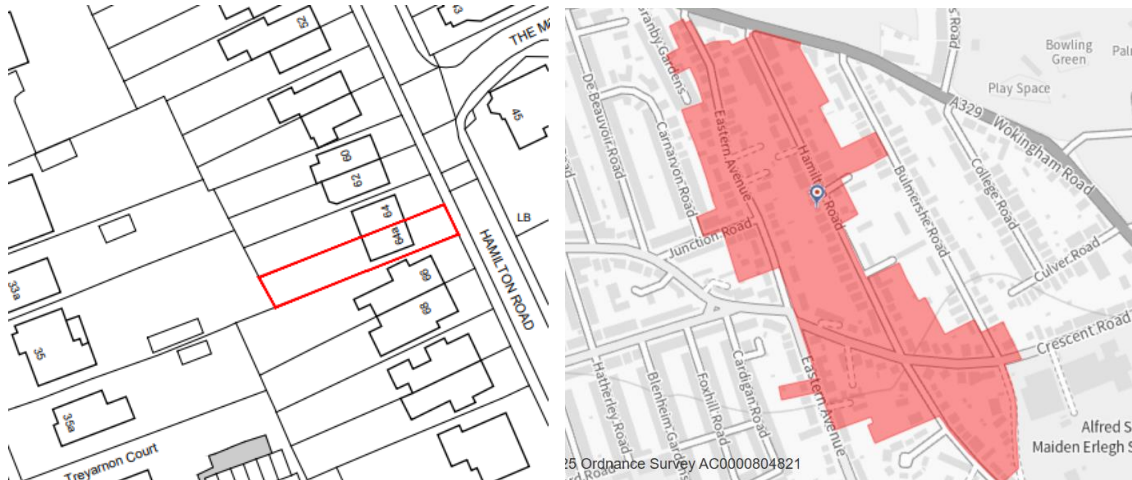
Received date: 07/02/2025

Target Decision date: 04/04/2025

Case Officer: Sian Hickey

1. SITE DESCRIPTION

The application site is a two-storey, semi-detached dwelling located on Hamilton Road within the South Park Conservation Area. The site also falls within an Article 4 Direction Area which restricts the change of use from C3 dwellinghouse to C4 small HMO. The application site is not listed. The surrounding area is predominantly residential with similar sized plots and dwellings of varying design, many of which have been extended.



Extract of the Location Plan (left) and within the conservation area (right)

Site visit date: 25/02/2025 Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey rear extension built with bricks to match the existing. The proposed rear extension would have a depth of 4.3m and would have a pitched roof with a maximum height of 3.744m and an eaves height of 2.475m.



It is pertinent to note that the proposals were amended during the course of the application, reducing the depth of the rear extension from the originally proposed 6m depth.

Documents/plans submitted:

Planning Statement received 7th February 2025

Heritage Statement received 7th February 2025

Drawing No. P1607 – 01 REV A – Location and Block Plan received 10th March 2025

Drawing No. P1607 – 02 REV B – Existing and Proposed Floor Plans and Elevations received 25th March 2025

3. CONSULTATIONS

The following were consulted:

- RBC Conservation Officer (comments based on the revised scheme) –The property is from the 1940s and is modern. The extension would have matching materials with the existing, the roof

form is acceptable, and it would appear subservient. No Harmful impact on the character of the conservation area. No objections.

No neighbours were consulted by letter, however, a site notice was displayed at the front of the property by the case officer on 6th March 2025 for a period of 21 days.

A press notice was published on 27th February 2025.

Letters of representation have been received as follows:

Two letters of objection has been received from the neighbouring properties with concerns relating to:

- Loss of privacy/overlooking
- Scale
- Loss of light/outlook
- Loss of biodiversity/tree
- Construction related activities

Officer response: Material considerations will be explored in more depth below within section 5.

Discussions with applicant/agent

The original plans submitted were for a 6m single storey rear extension. Officers had concerns regarding the depth of the proposed extension as it was considered excessive and unneighbourly. Subsequently, the agent submitted revised plans reducing the depth of the rear extension to 4.3m. The proposed side facing window was amended to include obscure glazing.

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:

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving a listed building or its setting or any features of special interest which it possesses.

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

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)
EN1 (Protection and Enhancement of the Historic Environment)
EN3 (Enhancement of Conservation Areas)
EN6 (New Development in a Historic Context)

EN14 (Trees, Hedges, Woodland)

SPDs and other documentation

Design Guide to House Extensions SPD 2021
South Park Conservation Area Appraisal 2008

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.

Policy EN1 states that all proposals will be expected to protect and where possible enhance the significance of heritage assets and their settings, the historic character and local distinctiveness of the area in which they are located. Policy EN3 states that the special interest, character and architecture of Conservation Areas will be conserved and enhanced. Policy EN6 states new development will make a contribution to the historic character of the area by respecting and enhancing its architectural and visual qualities.

In terms of design and appearance, the proposed rear extension is considered acceptable. The materials used will match those of the existing dwelling to help aid its integration. There are a variety of existing extensions within the surrounding area, varying in terms of scale and design, including some in close proximity to the site which are similar in style to that proposed. Therefore, the proposal is not considered out of character. The development is contained at the rear of the site, causing minimal harm to the street scene and the conservation area.

In terms of scale, the depth of the proposed extension has been reduced to 4.3m. The overall size of the amended proposal is considered acceptable and subservient to the host dwelling. A sufficient amount of amenity space would remain, and it is considered that this plot can comfortably facilitate this proposal.

Overall, it is not considered that the proposal would significantly harm the character and appearance of the host dwelling, neighbouring dwellings, or the Conservation Area. Therefore, the proposal is considered favourable against policies CC7, H9, EN1, EN3 and EN6 of the Reading Borough Local Plan.

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.

By virtue of its single-storey nature and the modest eaves height of 2.475m, the proposed rear extension is not considered to give rise to any significantly detrimental impacts on the amenity of neighbouring properties in terms of overbearing effects or loss of light. Whilst it is acknowledged that there will be a change in context in comparison with existing for neighbouring occupiers, the level of harm is considered to be limited in overall terms. With regards to the overall height of the proposed extension, 3.744m is not considered excessive, it is worth noting that a single storey rear extension could be erected under permitted development rights with an eaves height of 3m and an overall height of 4m, which is greater than that proposed (albeit the depth could not exceed 3m in this instance). The proposed extension would be off-set from the boundary with no.64 Hamilton Road, and the pitch of the roof angles away from the side boundaries. A sufficient distance will remain between the proposed extension and the neighbouring boundary with no. 66 Hamilton Road. Although there would be a side window facing this neighbour, the applicant has agreed for this window to be obscure glazed to remove any possible concerns with regards to loss of privacy or overlooking, this has been annotated on the approved plans. It is considered that although there would be some additional impact to this neighbour with regards to outlook and loss of light, the eaves height of the extension would not be significantly higher than the existing boundary wall, and the harm would not be so significantly detrimental to warrant refusal on this basis.

An informative is attached to remind the developer that construction and demolition associated with the approved development will be subject to environmental health law.

Trees and related matters

The Natural Environment team had no objections to the proposal. The applicant provided details/photos of the condition of the closest tree (which falls within the neighbouring property). However, as the tree is in close proximity to the proposed development, an informative is attached to this permission to advise that no tree works are approved by virtue of this consent. Any works to trees subject to a Tree Preservation Order or to Conservation Area status will require submission of a tree works application or Section 211 Notice respectively.

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

Recommended Conditions:

1. Time limit
2. Approved plans
3. Materials