

DELEGATED APPLICATION REPORT

Ward: Coley Ward

App Ref: PL/25/0199 Householder planning permission

Address: 206 ST SAVIOURS ROAD, READING, RG1 6EZ

Proposal: Demolition of existing garage and construction of a single storey, wrap around extension to side and rear in order to form a larger, open plan kitchen, dining, living space with new utility/ pantry, downstairs bathroom and separate living room.

Applicant: Ms A Rebello

Received date: 07/02/2025

Target Decision date: 04/04/2025

Case Officer: Gary Miles

1. SITE DESCRIPTION

The application site consists of a 1960's 2-storey semi-detached property, constructed from red brick and tiled pitched roof. The property benefits from an easterly facing rear garden, along with a private frontage offering off-street parking, side driveway and detached single garage. The property is largely original, both neighbouring properties have been subject to rear single storey extensions. Similar single storey rear and single storey wraps around extensions can be found in nearby streets. The property is not listed or within a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal consists of demolition of existing detached single garage to the rear and construction of a single storey, wrap around extension to side and rear to form a larger, open plan kitchen, dining, living space with new utility / pantry, downstairs bathroom and living room. The extension will have a maximum projection of 4m, height to eaves will be just over 2.5m and 3m to roof height. The extension will be constructed from brick to match existing property, a new flat roof with EDPM membrane, new doors to rear and side elevations, single window to front elevation, along with 2 flat roof mounted skylights. A new patio to the rear of the newly created structure is also included in the proposal. The proposal includes a number of internal alterations.

Plans considered:

Drawing no: 337-A1-00-Existing (Site Location Plan/Block Plan/Floor Plans & Elevations) dated Sept 24

Drawing no: 337-A1-12-Proposal 7A Planning Application (Site Location Plan/Block Plan/Floor Plans/Elevations) dated Feb 25 superseded

Received by the Local Planning Authority 7th February 2025

Drawing no: 337-A1-12A-Proposal 7B Planning Application (Site Location Plan/Block Plan/Floor Plans/Elevations) dated Mar 25

Received by the Local Planning Authority 31st March 2025

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

A planning notice was attached to the gate of the property on 6th March and left in place for a minimum of 21 days for the duration of the public consultation period.

No letters of representation have been received.

5. 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.

6. 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)

SPG/SPD

A Design Guide to House Extensions SPG

7. 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 extension will have a maximum projection of 4m and height maximum height of 3m. The wrap around extension will be constructed from brick to match the host property along with Bi-Fold doors or similar to the newly created rear elevation. A new door to the side elevation and single window to front elevation in white upvc. The roof will be flat and constructed from EDPM membrane, along with 2 sleek flat mounted skylights.

The side element of the wrap around extension will be set back from the front elevation, thus protecting the existing elevations and appearance of the host property.

A number of properties in St Saviours Road and nearby Tintern Crescent have been subject to single storey rear and single storey wrap around extensions of differing scale and designs. Officer considers the proposed extension respects the character of the house and neighbouring properties.

Officers consider the application is compliant with policies CC7 & H9 of the Reading Borough Council Local Plan 2019.

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 wrap around extension will have a flat roof, rather than a lean to or pitched roof and no element of the proposed extension will be greater than 3m in height thus reducing the overall height; the choice of a flat roof system will reduce the feeling of overbearingness and will have less impact on overshadowing (due to the orientation and direction of sunlight) or loss of light to the adjoining neighbour at 208 St. Saviours Road.

The proposed extension will be set 1m of the boundary with the detached neighbour at 204 St. Saviours Road, this will allow side access for the applicant but also lessen the impact of overbearingness to the detached neighbour. The adjoining neighbour at 208 St Saviours Road has an existing single storey extension which will somewhat screen the proposal from them lessening the harm and impact on to them. The detached neighbour retains an attached single storey garage with no windows overlooking the host property at ground level, the proposed wrap around extension has no new openings along the side elevation protecting the privacy of neighbours.

Officers consider the proposed wrap around extension will not be overbearing, nor will it be harmful to residential amenity or harmful to neighbours.

The proposal is considered compliant with policies CC8 and H9 of the Reading Borough Local Plan 2019.

8. CONCLUSION

The proposed development has been assessed as set out above and would not harm the character of the area, or the amenity of neighbouring occupiers and is considered to be acceptable on that basis, subject to the following conditions.

9. RECOMMENDATION

TL1
AP1
M1
PD5