

DELEGATED APPLICATION REPORT

Ward: Redlands Ward

App Ref: PL/25/0150 Householder planning permission

Address: 60 CARNARVON ROAD, READING, RG1 5SD

Proposal: Single Storey Rear Extension

Applicant: Mr Z Bashir

Received date: 28/01/2025

Target Decision date: 08/04/2025

Case Officer: Gary Miles

1. SITE DESCRIPTION

The property consists of a 2-storey Victorian mid terrace property, constructed with red and cream patterned brickwork and a red tiled pitched roof. The property benefits from a westerly facing rear garden which is laid to paving and lawn. The property is not listed nor is it located within a conservation area.

Site visit date: 25th February 2025



2. PROPOSAL AND SUPPORTING INFORMATION

The proposal consists of a single storey rear extension with grey fibreglass flat roof and parapet wall. The extension will affectively enclose the gap between the side of the host property and the adjoining neighbouring property at 62 Carnarvon Road. The extension will have a projection of 4.1m, a width of 2m and a height of 2.9m to top of parapet wall. The proposal will have a Velux rooflight and new upvc window and door to rear elevation. The proposal includes minor internal works.

Plans considered:

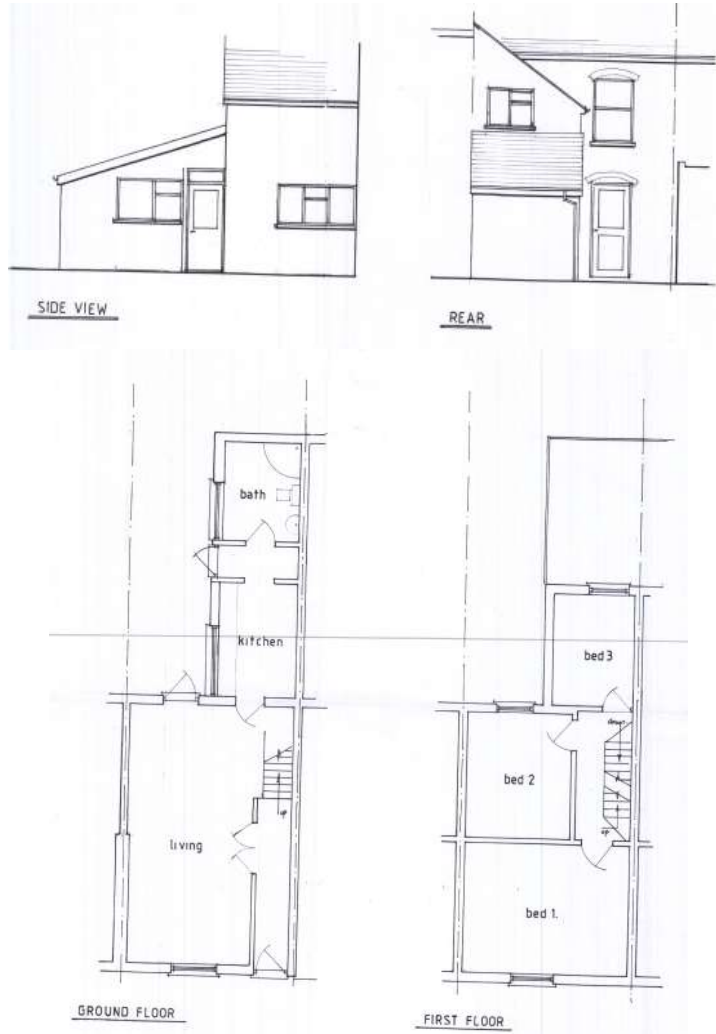
Site Location Plan (Blackwells)

Drawing no: 3/16/01-Plans as Existing (Plans & Elevations) dated Feb 24

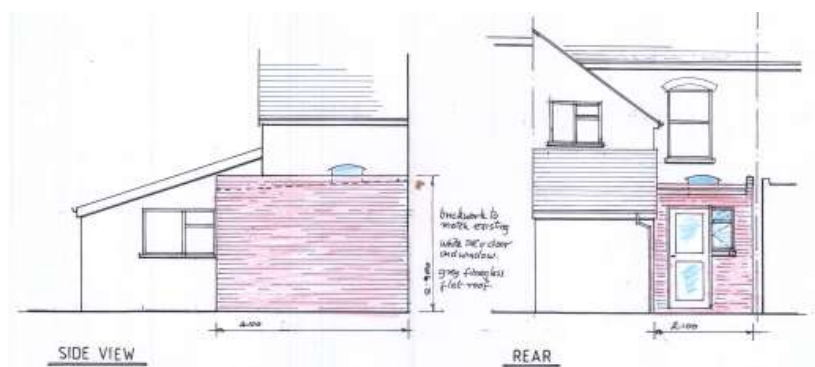
Drawing no: 3/16/02B-Proposed Rear Extension (Proposed Plans & Elevations) dated Feb 24

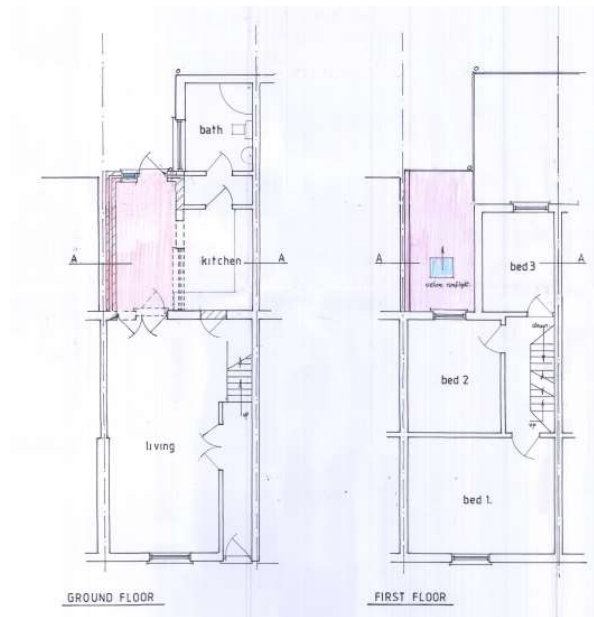
Received by the Local Planning Authority 3rd February 2025

Existing



Proposed





3. RELEVANT PLANNING HISTORY

None on the council database.

4. CONSULTATIONS

A planning notice was attached to the gate of the property on 25th February 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 & 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 be constructed largely to the same projection and height as the existing extension at no.62 Carnarvon Road. The proposal will be constructed with materials to match the host property. It is not considered the proposal will respect the character of the host property 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 structure will be of the same dimensions as that of the neighbouring structure, effectively filling in the gap between the host property and along the boundary with no.62, therefore there is no harm to privacy or residential amenity. The proposal by virtue of its overall size is not considered overbearing.

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 is considered to be acceptable on that basis, subject to the following conditions.

9. RECOMMENDATION

TL1
AP1
M1
PD5