

DELEGATED APPLICATION REPORT

Ward: Emmer Green Ward

App Ref: PL/24/1686 Householder planning permission

Address: 22 PICTON WAY, CAVERSHAM, READING, RG4 8NJ

Proposal: Single storey rear flat roof extension with roof lanterns and internal alterations. Front bay window structural amendment, solar panels to the existing roof (part retrospective).

Applicant: Mr Darrell Sleep

Received date: 18/12/2024

Target Decision date: 08/04/2025

Case Officer: Sian Hickey

SITE DESCRIPTION

The application site contains a two-storey detached dwelling with an integral garage. The surrounding area is predominantly residential and characterised by detached two storey dwellings of a similar scale to the application property. The application building is not listed, nor is it located in a conservation area. Surley Row conservation area is located at the rear of the application site.

Extract of the Location Plan:



Site visit date: 06/03/2025

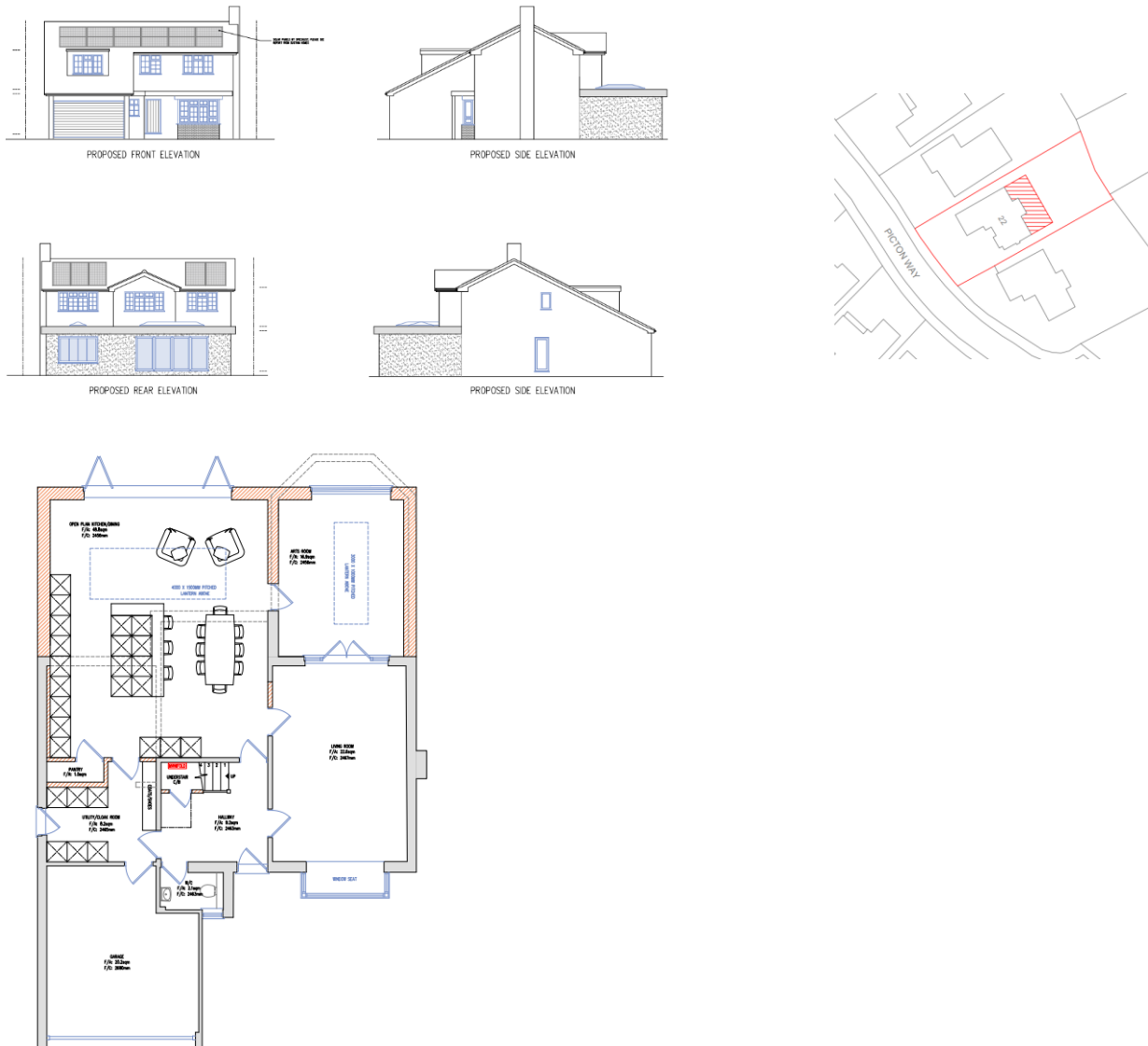
Photos:



PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey, flat roof, rear extension with two roof lanterns. The proposed extension would be rendered with anthracite grey windows and doors located in the rear elevation.

The proposals also include a front bay window structural amendment, and retrospective permission for the existing front and rear facing solar panels on the roof of the main dwelling.



CONSULTATIONS

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.

No letters of objection have been received.

Plans/documents considered:

Drawing No. 24121.PP - 01 – Existing Ground Floor Plan

Drawing No. 24121.PP - 02 – Existing First Floor Plan

Drawing No. 24121.PP - 03 – Existing Elevations
Drawing No. 24121.PP - 04 – Proposed Ground Floor Plan
Drawing No. 24121.PP - 05 – Proposed First Floor Plan
Drawing No. 24121.PP - 06 – Proposed Elevations
Drawing No. 24121.PP - 07 – Location Plan
Drawing No. 24121.PP - 08 – Proposed Block Plan

Arboricultural Report and Method Statement / Tree Protection Plan prepared by Tamla Trees Consulting Arborists, dated February 2025, received 11th February 2025.

RELEVANT PLANNING HISTORY

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.

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)

CC2 (Sustainable Design and Construction)
CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
EN14 (Trees, Hedges and Woodland)
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’.

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 proposed rear extension is subservient to the host dwelling and the plot is capable of taking an extension of this size. In terms of design, the proposed rear extension is considered acceptable and the materials used are considered suitable. Therefore, it is not considered that the proposed extension would cause significant detrimental harm to the character and appearance of host dwelling. There are a variety of rear extensions within the surrounding area, therefore, the proposal is not considered out of character for the location. There are also several properties within the vicinity with solar panels on the roof. It is also worth noting that the solar panels would likely comply with the permitted development rights of the property. The alteration to the bay window at the front of the property is considered minor in scale, whilst it would be visible from the street scene, it is not considered to result in such an incongruous addition to result in any unacceptable harm to either the character of the host property or wider street scene such to warrant a refusal on this basis, furthermore, the property is set back from the road and partially screened by vegetation. Other bay windows have been altered within the street, including the bay window at the neighbouring property, number 20 Picton Way. Overall, the proposals are not considered harmful to the host dwelling, neighbouring properties, or the surrounding area as a whole.

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.

Due to the single storey nature of the proposed development, there are no identified risks of the proposals causing any overbearing effects to neighbouring properties. In addition, the development is unlikely to cause any loss of sunlight, daylight or overshadowing to the neighbouring properties. The proposed rear extension is set away from both side boundaries of the application site and there are no side facing windows proposed. With regards to number 24, the host property is set down and set back from this neighbour at the rear, which helps reduce any impact. Part of the rear extension would replace an existing conservatory and would not extend beyond the maximum depth of the conservatory, it is therefore considered that the level of harm caused to the neighbouring property at number 20 would not be significantly different to the existing arrangement.

Owing to the large flat roof nature of the rear extension proposed, it is considered necessary to include a condition stipulating that the flat roof area shall not be used as a balcony, roof garden or similar amenity

area without the grant of further specific planning permission from the Local Planning Authority, and any access out onto this area shall be for maintenance/means of escape purposes only. This is in order to prevent any detrimental impacts of overlooking and/or noise and disturbance of the neighbouring premises.

As such, there are no neighbour amenity-based objections to the proposal.

Sustainability

Policy CC1 states that a positive approach to considering development proposals will be taken that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

Policy CC2 states that proposals for new development, including the construction of new buildings and the redevelopment and refurbishment of existing building stock, will be acceptable where the design of the building and site layouts use energy, water, minerals, materials and other natural resources appropriately, efficiently and with care and take account of the effects of climate change.

Whilst the above policy is not directly applicable to this type of application, officers note that the proposed development includes solar panels on the roof of the existing property as a means to maximise the use of energy efficiency.

Trees

There are trees growing close to the proposed development. The Natural Environment Team have confirmed that the details of the tree protection measures, as submitted, are acceptable, and a relevant compliance condition has been attached to this permission. The proposal, therefore, complies with Policies CC7 and EN14 of the Reading Borough Local Plan 2019.

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.

RECOMMENDATION

GRANT

Recommended Conditions:

Time Limits (TL1)

Approved Plans (AP1)

Materials (M3)

Arboricultural Method Statement as specified (L7A)

Restriction on use of flat roof (PD5)