

PLANNING APPLICATION OFFICER DELEGATED REPORT

Ward: Emmer Green Ward
App Ref: PL/25/0165
Address: 151 Peppard Road, Emmer Green, Reading, RG4 8TR
Proposal: Erection of an annex (retrospective)
Case Officer: Louise Coveney-Fuller
Applicant: Mr Jeremy Simmons
Target Decision date: 07/04/2025

PROPOSAL

Application seeks to obtain retrospective planning permission for the erection of an annex.

RELEVANT PLANNING HISTORY

None directly relevant to the current application.

CONSULTATIONS

A site notice was displayed covering the duration of the consultation period.

At the time of writing the report no letters of representation have been received.

REPRESENTATIONS RECEIVED

A site notice was affixed at the site covering the statutory consultation period.

At the time of writing the report no letters of representation have been received.

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 2023

National Planning Practice Guidance 2014 onwards

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

PLANNING CONSIDERATIONS

The key issues for consideration are:

- i Impact on the character and appearance
- ii Impact on residential amenity

Impact on 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 surrounding area is mostly characterised by boundary treatments which consist of fences and outbuildings are a common addition within the rear gardens of property. However, the addition of an additional self-contained outbuilding has resulted in a material harmful impact on the character of the area. The host dwelling itself has already benefited from a two storey rear extension and has a garage which projects within the rear garden. Along with another outbuilding. The addition of this further addition is considered to represent overdevelopment. The substantial structure has significantly reduced the amount of private garden space which serves the host dwelling and its internal layout along with its siting raises concerns over the usage of the outbuilding which is the subject of this retrospective application and its impact on the character and the appearance of the wider surrounding area.

The outbuilding is located a substantial distance away from the host dwelling approx. 2m off the shared rear boundary and the furthest point. This outbuilding has both a front and rear opening along with a solid side gate which could be argued is linked to directly to the outbuilding. The sheer scale and mass of the outbuilding has resulted in a visually domineering addition which is at odds with the existing prevailing pattern of development within the vicinity.

Impact on 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.

Number 149 Peppard Road,

Due to the location of the outbuilding, no materially harmful effect on the occupants of this property has occurred.

Number 38 Buckingham Road

In relation to Number 38, the outbuilding is located close to the shared boundary with this property. When viewed from the front of Number 38 the outbuilding is visually stark and does afford views directly on to this property, it has a harmful overbearing effect on the amenity of this neighbouring dwelling. There are, a number of openings which afford views on to Number 38 this are partly screened by the existing high boundary treatment. However, there is no guarantee that a high level of boundary treatment will be retained in the long term. As such significant concerns are raised into the impact of the existing outbuilding on the residential amenities of the occupants of this property.

CONCLUSION

The proposal has been assessed against the relevant local policies and national guidance as outlined within the officer report. It is considered that the outbuilding is contrary to policies CC7: Design and the Public Realm and CC8: Safeguarding Amenity, of the Reading Borough Local Plan (2019) . As such, refusal of planning permission is recommended.

RECOMMENDATION

REFUSE planning permission for the reasons outlined within the decision notice.