

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Tilehurst Ward

App Ref: PL/25/0217

Address: 49 RECREATION ROAD, TILEHURST, READING, RG30 4UB

Proposals: Single storey rear extension (retrospective)

Case Officer: Mishga Marshall

Applicant: Mr Tim Smart

Date received (valid from): 11/02/2025

Target Decision date: 10/04/2025

1. SITE DESCRIPTION

The application site is a two-storey semi-detached property with pitched roof, located on the northern side of Recreation Road. It is not a listed building, nor does it fall within a conservation area. The surrounding area is residential mostly comprised of pairs of semi-detached dwellings.

Site visit date: 28/03/2025

2. PROPOSAL AND SUPPORTING INFORMATION

*** The plans provided as part of this application are not accurate and could not be measured due to discrepancies in scale and lack of precise dimensions. As a result, it is not possible to assess the retrospective development with the necessary accuracy based in these documents. However, having taken the site visit it is evident that the height, depth and width stated on the plans provided are correct. As such, it has been determined that although the plans provided have discrepancies, because the height, depth and width described are correct; the application will be assessed on the general description provided within the plans offered. ***

This application is for a retrospective single storey rear extension, the development at its highest measures ~3.7m and has a pitched roof with a width of ~3.65m and a depth of ~4.6m. The materials to match the existing dwelling.

Plans submitted:

PP-13750729v2 Location Plan 12 February 2025

TQRQM25035165115087 Block Plan 4 February 2025

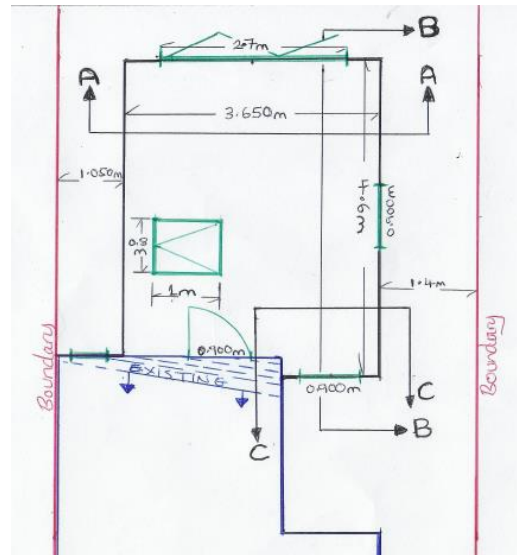
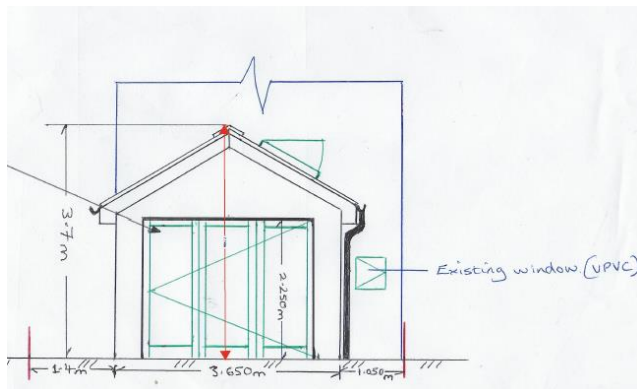
PP-13750729 North Elevation 'A'

PP-13750729 South Elevation 'C'

PP-13750729 Site Plan

Received by the LPA on 13 February 2025

Elevations and Roof Plan:



3. RELEVANT PLANNING HISTORY

PL/03/0647 - First floor rear extension - Approved

PL/02/0705 - Extension to first floor at rear for new bathroom - Approved

4. CONSULTATIONS

Site notice exhibited on 03/03/2025

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.

5. 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 2024

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)

SPD

Design Guide to House Extensions SPG 2021

6. 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 existing rear extension, due to its siting, width and depth is considered to be excessive in scale relative to the existing dwelling. This is further exacerbated by its siting and projection past the side of the two storey rear element. The extension does not respect the scale, proportions and design of the host property and results in an incongruous addition, detracting from the character of the host property.

As such, the development is considered unacceptable, and not in compliance with Policies H9 and CC7 nor the Design Guide to House Extensions SPD.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. 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 extension is sited close to the common boundary with No.47 Recreation Road. Whilst the 45 degree line has not been shown on the plans, the extension appears to clearly breach this. The extension, due to its depth and height in close proximity results in an unneighbourly overbearing impact with consequent harm to the amenities of the occupiers of No.47 Recreation Road.

With regard to No.51 Recreation Road, whilst close to the common boundary, it does not appear to breach a 45 degree line to the nearest habitable room window. Whilst clearly visible to occupiers of this property, the roof is hipped away to minimise the impact, and it is not considered to be so harmful to result in concern.

Therefore, the development is considered to have an unacceptable impact on the amenity of adjoining neighbours, and not in compliance with Policies CC8 and H9 nor the Design Guide to House Extensions SPD.

7. CONCLUSION

There are inaccuracies and lack of clarity within plan submissions which hampers the assessment of the application. However, the proposed development has been assessed as set out above and is considered to be unacceptable on that basis and is recommend for refusal.

8. RECOMMENDATION

REFUSE