

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Church Ward

App Ref: PL/25/0260

Address: 18 SYCAMORE ROAD, READING, RG2 7LY

Proposals: Erection of single storey 3m x 3m rear/side extension.

Case Officer: Mishga Marshall

Applicant: Mr Fabrizio Manciani

Date received (valid from): 19/02/2025

Target Decision date: 16/04/2025

1. SITE DESCRIPTION

The application site is a two storey mid-terrace property with pitched roof, located on the western side of Sycamore Road. It is not a listed building, nor does it fall within a conservation area. The surrounding area is residential comprised of terraced block and semi-detached dwellings.

Site visit date: 03/03/2025

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for the construction of a single storey side/rear stepped extension, the proposed would at its highest measure ~3m at its eaves and would have a flat roof and a depth of ~3m. The materials are proposed to match the existing.

No works have been undertaken or started in relation to the proposed extension development.

Plans submitted:

SycamoreRd-18-01 Existing floor plans 09/12/2024

SycamoreRd-18-08 Proposed floor plans 3m / 3m 08/12/2024

SycamoreRd-18-010 Existing Elevations 06/01/2025

SycamoreRd-18-011 Proposed elevations 3m 08/12/2024

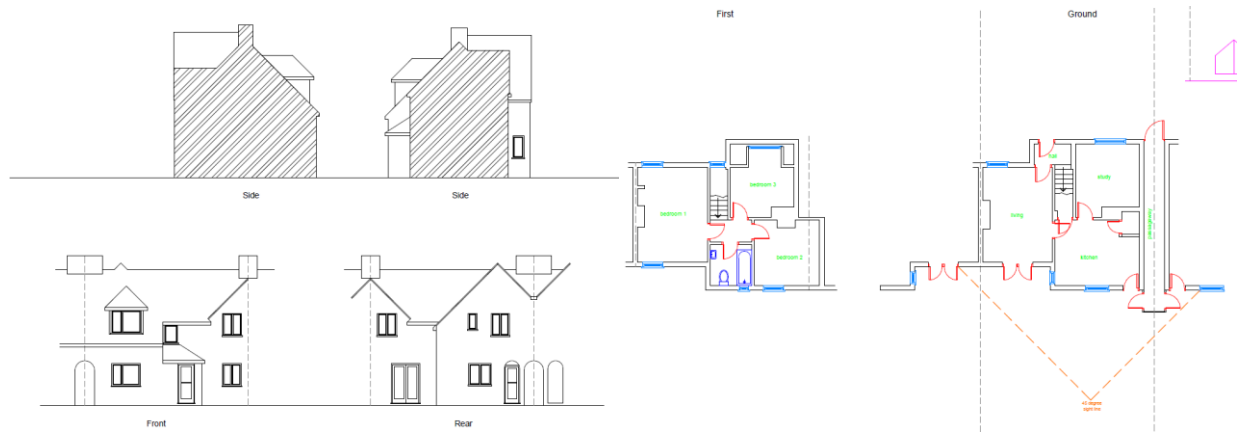
PP-13789851v1 Location Plan 18/02/2025

[Received by the Local Planning Authority 19 February 2025]

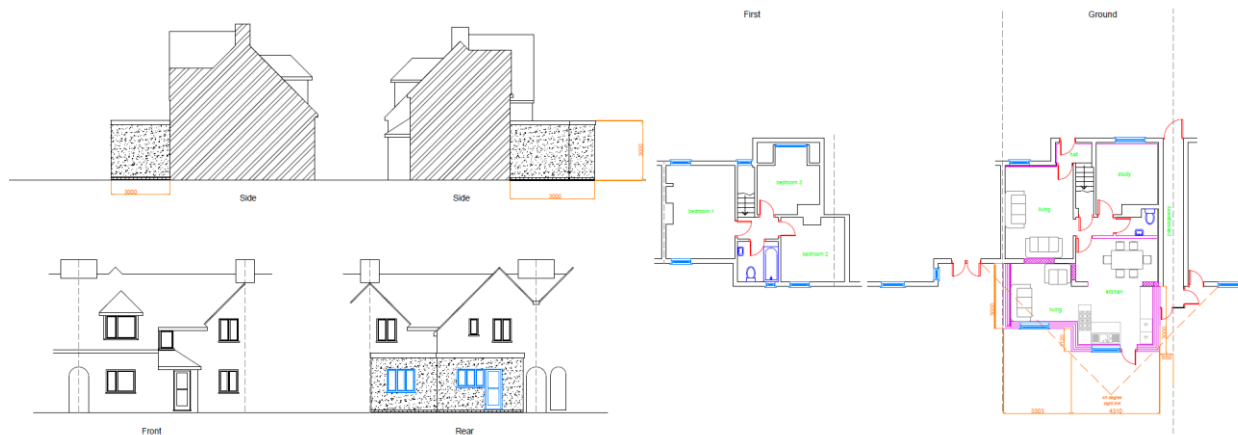
SycamoreRd-18-014 Block Plan 03/01/2025

[Received by the Local Planning Authority 15 April 2025]

Existing Elevations and Floor Plans:



Proposed Elevations and Floor Plans:



3. RELEVANT PLANNING HISTORY

PL/25/0258 - Erection of single storey 4.5m x 4.5m rear/side extension. - Pending Consideration
PL/25/0058 - Rear extension measuring 4.5m in depth, with a maximum height of 3.0m, and 3.0m in height to eaves level. Notification of the construction of an extension under class A Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. - Withdrawn

4. CONSULTATIONS

Site notice advertised 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 proposed extension would have a stepped depth of ~3m beyond the rear elevations and a height of ~3m at its eaves and would have a flat roof. Whilst it would span the width of the property, given its limited depth and the relatively large garden area that would remain, the proposal would not appear cramped. Whilst flat roof additions generally fail to enhance the appearance of a property, it would not be readily visible from the public domain. There are a variety of rear additions within the wider vicinity including flat roof structures and the extension is not considered to so incongruous or harmful to the character of the host property to warrant a refusal in this respect. Materials would match the host property which is appropriate.

The application form indicates new fencing along the boundary. This is acceptable in principle and acknowledging various boundary treatments in the area there is no concern relating to concrete posts and wooden panels proposed. A condition is proposed to restrict the height of the fence to no greater than 2m.

As such, the development is considered acceptable, in compliance with Policy H9 and CC7.

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 proposed extension would clearly be visible to occupiers of No.16 and 20 Sycamore Road. However, it would have a limited depth of 3m at the closest point adjacent each boundary (in compliance with the Design SPD) and the flat roof would minimise the impact.

Whilst the proposed floor plans indicate that the extension would breach a 45 degree line to nearest habitable room window on both sides, it is noted that this has not been taken from the midpoint of the windows, rather, the closest side. If it does breach a 45 degree line, it is likely to be at a very limited level.

Owing to the 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 roof terrace, 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.

The application form indicates new fencing along the boundary. This is acceptable subject to any boundary treatment being no higher than 2m (PD) and this will be secured by way of condition.

Therefore, the development is considered to have an acceptable impact on the amenity of all adjoining neighbours and on the occupiers of the application dwelling, complying with Policies CC8 and H9.

7. 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.

8. RECOMMENDATION

Recommended Conditions:

Time Limit

Materials

Approved Plans

Flat Roof

Fencing no more than 2m high