

DELEGATED APPLICATION REPORT

Ward: Emmer Green Ward

App Ref: PL/24/1677 Householder planning permission

Address: 181 HENLEY ROAD, CAVERSHAM, READING, RG4 6LH

Proposal: Erection of a single storey rear extension and external stairs leading from the ground floor to the garden

Applicant: Mr Arshad Mogal

Received date: 16/12/2024

Target Decision date: 03/04/2025 **extended to 30/04/2025**

Case Officer: James Schofield

1. SITE DESCRIPTION

The proposal site is a detached dwelling. The dwellings on this road form a wavy building line, with the proposal site being forward of both neighbours to either side (Nos 179 and 183). The proposal site is on the side of a hill, resulting in a heavily slopping topography, declining as you move to the rear. The proposal site is not listed, within an article 4, or a conservation area.

Site visit date: 28/02/2025

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a single-storey rear extension at a depth of 4 metres for the full width of the dwelling. Plans considered;

Arboricultural Report: 1142 – 181 Henley Road Reading January 2025
Drawing No. S-01 Ordinance Survey Map
Drawing No. S-02 Existing Site plan
Drawing No. S-03 Existing Floor Plans
Drawing No. S-04 Existing Floor Plans
Drawing No. S-05 Existing Sections
Drawing No. S-06 Existing Elevations
Drawing No. S-07 Existing Elevations
Drawing No. S-08 Proposed Site Plan
Drawing No. S-09 Proposed Floor Plans
~~Drawing No. S-10 Proposed Floor Plans (superseded)~~
Drawing No. S-11 Proposed Sections
~~Drawing No. S-12 Proposed Elevations (superseded)~~
Drawing No. S-13 Proposed Side Elevations
As received on the 7th of February 2025

Drawing No. S-10 Proposed Floor Plans
Drawing No. S-12 Proposed Elevations
As received on the 24th of April 2025

3. RELEVANT PLANNING HISTORY

App Ref: PL/24/0960 CLP

Proposal: Partly retrospective application, 4m rear extension at Lower Ground Floor and Ground Floor levels, a loft conversion including the erection of two dormer extensions on both sides of the roof, the enlargement (demolition and rebuilding) of the existing outbuilding and the creation of a new platform to accommodate off-street parking.

Decision: Withdrawn on 18th of September 2024

App Ref: PL/24/1398 CLP

Proposal: Certificate of Lawful Development (existing) for 2 dormer extensions.

Decision: Approve on 13th of December 2024

4. CONSULTATIONS

The site notice was posted on the 28th of February 2025 and the consultation period ran through to the 21st of March 2025. No letters of representation have been received from the public.

Natural Environment

The Natural Environment Officer was consulted and indicated the trees which could be affected are of relatively low retention value, that the site has a large number of trees/hedgerows, and that a condition requiring hand excavation to avoid damage to roots. Conditions L1 and L7 recommended.

5. LEGAL AND PLANNING POLICY CONTEXT

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.

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 2019 onwards

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

EN12 (Biodiversity and the Green Network)

EN14 (Trees, Hedges and Woodland)

H9 (House Extensions and Ancillary Accommodation)

SPG/SPD

A Design Guide to House Extensions SPD 2021

Tree Strategy 2021

6. APPRAISAL

Character and Appearance

Policy H9 states that alterations to a house will be acceptable where it respects the character of the house in terms of location, materials and design and respects the character and pattern of neighbouring properties and the street as a whole. Policy CC7 also sets out other relevant considerations for design.

The proposed rear extension is within the 4 metre depth guideline discussed as a possible upper limit by the SPD (2021). It is noted that the overall scale of the rear extension, while large due to its width, is entirely behind the main dwelling and would not be visible from the street. The size of the plot is very large and the spacing between the dwellings is relatively generous. As mentioned, the width of the rear extension takes the scale of the proposal to something close to being disproportionate and out of scale to the host dwelling. However, due to site specific circumstances, this alone is not considered sufficiently bad to warrant a reason for refusal.

In design terms, the proposal is slightly awkward and contrived, but not to an extent that would result in material harm to the host property and acknowledging that it would not be visible from the street scene or wider public domain.

In summary, the appearance of the proposed rear extension would not result in harm that would be materially detrimental to the character of the dwelling or wider area. As such the proposal satisfies the character considerations of local policies H9 & CC7.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not harm the privacy amenity of neighbouring sites. Policy CC8 states alterations to a house will be acceptable where they will not cause a significant detrimental impact to the living environment of existing or new residential properties.

The size and location of the proposed rear extension are within the recommendations made by the adopted Design Guide SPD. It is noted that it would not fall within the 60-degree line discussed in 7.1.1 of the SPD. It is deemed that there would be no significant impact on neighbour's amenity in terms of overlooking, loss of light, or overbearingness; largely due to sloping topography and the fact the host dwelling is set significantly forward of the neighbours to either side. A condition requiring the flat roof not be converted into a patio or the like without a planning permission which has been able to assess the potential for impact on the amenity of neighbours amenity is advised.

Further to the above analysis, the design and siting of the proposed two-storey rear extension would ensure the avoidance of any loss of privacy, light, or overbearingness. Further to this analysis, the proposal is considered to meet the aims of local policies H9, H10, and CC8 provided the discussed condition is included in any permission.

Trees

Part 'b' of Policy EN12 indicates that all development sites should not result in a net loss of biodiversity or geodiversity. These aims are supported by Policy H9 which states that an extension will only be acceptable where it does not result in the loss of biodiversity within gardens.

There are no Tree Protection Orders on the site and the site is not within a conservation area. However, the site does have a tree with a root protection area (RPA) that lies within the proposed build site. The tree officer has recommended a condition be included requiring the measures discussed in the Arboricultural report be followed.

The tree officer noted that a soft landscaping plan should be requested to ensure a replacement tree for the one lost is planted.

The proposal is considered unlikely to result in a net loss of biodiversity or geodiversity. As such the proposal is considered to accord with the biodiversity and sustainability considerations of Policies H9 and EN12 of the local plan provided the conditions discussed are included in any permission.

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. The applicant has agreed to pre-commencement conditions.

8. RECOMMENDATION

Recommended Conditions:

1. TL1 Standard time limit
2. Materials as specified
3. AP1 Approved plans
4. L1 Landscape Plan (small)
5. L7 Arboricultural Method Statement (as specified)
6. PD5 Use of roof restricted