

DELEGATED APPLICATION REPORT

Ward: Emmer Green Ward

App Ref: PL/25/0331 Householder planning permission

Address: 26 BUCKINGHAM DRIVE, EMMER GREEN, READING, RG4 8RZ

Proposal: Single storey rear extension and internal alterations

Applicant: Mrs N Bryan

Received date: 04/03/2025

Target Decision date: 29/04/2025

Case Officer: James Schofield

1. SITE DESCRIPTION

The proposal site is an end of terrace dwelling with accommodation which has had a rear extension previously. The neighbours within the terrace to the south have largely built 3-4 metre rear extensions to their rear. To the neighbour to the north is a petrol station. This terrace is a 20th century utilitarian building. The property is not listed nor is it in a conservation area.

Site visit date: 11/03/2025

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a single-storey 4 metre rear extension with a flat roof and height less than 3 metres. Plans and considered;

Drawing Number 26024-01 Existing Ground Floor Plan

Drawing Number 26024-02 Existing First Floor and Roof Plan

Drawing Number 26024-03 Existing Elevations

Drawing Number 26024-04 Proposed Ground Floor Plan

Drawing Number 26024-05 Proposed First Floor and Roof Plan

Drawing Number 26024-06 Proposed Elevations

Drawing Number 26024-07 Location Plan & Block Plan

As received on the 3rd of March 2025

3. RELEVANT PLANNING HISTORY

No relevant site history found.

4. CONSULTATIONS

The site notice was posted on the 11th of March 2025 and the consultation period ran through to the 1st of April 2025. No letters of representation have been received from the public.

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)

H9 (House Extensions and Ancillary Accommodation)

SPG/SPD

A Design Guide to House Extensions SPD 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 relevant considerations for design.

Flat roof additions generally fail to enhance the appearance of a property. However, there are other examples of flat roof additions to the rear of Buckingham Drive and as such it would not be out of character. It would remain a subservient addition with materials to match which is appropriate. Whilst located at the rear of the site, it would be visible from Burcombe Way. However, given the above, it is not considered to result in any significant material harm to warrant a refusal. No conflict with Policies H9 and 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 attached neighbour No. 24 Buckingham Drive has already extended along the shared boundary. The proposed extension would project less than 2m past the rear addition and albeit visible, is not considered to result in any material loss of light or overbearing effects. This is aided by the limited height of the rear extension and the presence of the neighbours rear extension along their shared boundary. However, should the flat roof be converted into a balcony or similar, there could be damage to the privacy and overlooking amenity of the attached neighbour. As such, a condition requiring planning permission before such a conversion could take place is considered to be prudent.

Given the nature of the Tesco Express building to the east, no material loss of privacy is considered to arise as a consequence of the site window.

Further to the above analysis, the design and siting of the proposed single-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 decision to grant 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.

8. RECOMMENDATION

Recommended Conditions:

1. TL1 Standard time limit
2. Materials as specified
3. AP1 Approved plans
4. Flat roof condition