

DELEGATED APPLICATION REPORT

Ward: Emmer Green Ward

App Ref: PL/25/0353 Householder planning permission

Address: 228 PEPPARD ROAD, EMMER GREEN, READING, RG4 8UA

Proposal: Two storey side extension including garage conversion.

Applicant: Mustafa Khan

Received date: 06/03/2025

Target Decision date: 01/05/2025

Case Officer: James Schofield

1. SITE DESCRIPTION

The proposal site is a detached two storey dwelling with an attached garage. The dwelling is brick, and the front elevation has been plastered with faux columns/projections at the corners. It has a gable roof and asymmetrical fenestration plan. The very large front garden has been covered in gravel.

The plot had been part of a larger group of plots where a farmhouse remained after nearby fields were developed into residential and other uses between 1930 and 1950. When the farmhouse site was developed in the 1960s the proposal site was subdivided and built, resulting in a larger and more modern utilitarian building than most of the other dwellings on this part of Peppard Road. Additionally, a row of shops with houses above them was formed at the southern end of the former farmhouse site leaving a curved grassed area between them and the dwelling on the proposal site. Between 2004 and 2006 this grassy area was developed into a small block of flats called Cavendish Court.

Site visit date: 12/03/2025

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is to replace the attached garage with a two-storey side extension. It would have a gable roof and extend close to the boundary with the flats at Cavendish Court. Plans considered;

Location Plan

Drawing Number B274328-02-1100 Rev A Existing Drawings

Drawing Number B274328-02-3000 Rev A Block Plans

Drawing Number B274328-02-3100 Rev A Proposed Drawings

As received on the 6th of March 2025

3. RELEVANT PLANNING HISTORY

App Ref: PL/25/0354/CLP

Proposal: Proposed ground floor rear extension and change to window in rear elevation

Decision: Approved on 21st of March 2025

4. CONSULTATIONS

The site notice was posted on the 12th of March 2025 and the consultation period ran through to the 2nd of April 2025. Two objections have been received from neighbours living in two different units in the adjacent flat. Primarily their concerns related to loss of light, overbearingness, and the fact that the council no longer sends letters and only posts Site Notices. Regarding the last point, the council is required to notify either by letter or site notice. Since October 2024 the Council's practice of sending letters has stopped and it is the responsibility of the case officer to make sure site notice is displayed. The case officer has posted the site notice.

Correspondence with Applicant – the applicant was advised of concerns relating to the proposals and given the opportunity to withdraw. This was not undertaken and hence the issuing of the decision notice.

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)

H9 (House Extensions and Ancillary Accommodation)

TR3 (Access Traffic and Highway-related Matters)

TR5 (Car and cycle parking and electric vehicle charging)

SPG/SPD

A Design Guide to House Extensions SPD 2021

Revised parking Standards and Design (2011)

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.

The current property is in a relatively spacious setting, with relief to the south side boundary due to the single storey garage. The two storey side extension would be built close to the side boundary, losing this spaciousness and resulting in two storey built form across near on the entire width of the plot, with little relief.

The roof of the proposed two-storey side extension attempts to replicate the gable roof of the main roof. However, the eaves of the proposed roof of the extension are higher than the eaves of the main roof resulting in a very awkward and contrived arrangement. Albeit the roof would be lower than the main roof ridge, there would be minimal set back from the front elevation and as above the eaves would be higher. The extension would not be subservient to the host property and would not respect the existing character. Given the above, the proposal is not sufficiently sympathetic to the host dwelling and would appear visually jarring within the street scene.

The proposed two storey side extension, due to its excessive scale and bulk fails to respect, maintain and enhance the character and appearance of the host dwelling resulting in an incongruous and visually jarring form of development. As such, the proposed development would cause unacceptable harm to the character and appearance of the host property and the wider street scene. The proposal is therefore contrary to Policies CC7 and H9 of the Reading Borough Local Plan (2019) and Supplementary Planning Document Design Guide to House Extensions (2021).

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.

No loss of privacy is considered to occur in respect of any neighbouring property.

Given the position of the development on the south side of the dwelling, no harm is considered to arise in response of No.230 Peppard Road to the north.

To the south of the site is Cavendish Court, which is a flatted development. The proposed two storey side extension would be sited in close proximity to side windows of Cavendish Court, immediately adjacent the side boundary. Whilst these are not principal windows, the case officer, having stood in the flats acknowledges that they do offer valuable light to the units and the proposed extension in such close proximity would be appear overbearing.

The proposed two storey side extension, due to its excessive scale and close proximity to Cavendish Court, results in overbearing and overshadowing effects that would cause harm to the living conditions of the occupiers of Cavendish Court. The proposal is therefore contrary to Policies CC8 of the Reading Borough Local Plan (2019).

Transport

Policies TR3 and TR5 of the Reading Borough Local Plan 2019 seek to ensure that development during and after construction does not result in works which; would not comply with the adopted standards of the Transport Authority; would have a material detrimental impact on the functioning of the transport network;

or do not provide appropriate levels of car parking relative to the location's accessibility to sustainable transport facilities.

Currently the site is able to park several cars in the front garden converted into a gravel forecourt without making use of the existing garage. The parking standards of the council suggest around 2 car parking spaces in this location. The officer is of the opinion that the existing parking arrangements is sufficient and compliant with the adopted policy aims of the council. As such the proposal is considered to accord with local policies TR3 and TR5.

Natural Environment

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 extensions and alterations will only be acceptable where it does not result in the loss of biodiversity within gardens. *'Paragraph 99 of the government Circular 06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within The Planning System'* states that the presence or otherwise of protected species, including bats, must be established before planning permission is granted, and otherwise all relevant material considerations must be addressed first.

The roof of the dwelling is in good condition and the house of relatively modern construction. As such, it is considered unlikely to home bats and that the risk is low. This does not remove the applicant's legal requirements to not harm a bat should it be or become present on the site.

As such the proposal is considered to accord with the biodiversity and sustainability considerations of Policies H9 and EN12 of the local plan.

CONCLUSION

The proposed development has been assessed as set out above and is considered **not** acceptable on that basis. It is noted that no formal pre-application advice was sought.

8. RECOMMENDATION

Refuse application for planning consent on the basis of:

The proposed two storey side extension, due to its excessive scale and bulk fails to respect, maintain and enhance the character and appearance of the host dwelling resulting in an incongruous and visually jarring form of development. As such, the proposed development would cause unacceptable harm to the character and appearance of the host property and the wider street scene. The proposal is therefore contrary to Policies CC7 and H9 of the Reading Borough Local Plan (2019) and Supplementary Planning Document Design Guide to House Extensions (2021).

The proposed two storey side extension, due to its excessive scale and close proximity to Cavendish Court, results in overbearing and overshadowing effects that would cause harm to the living conditions of the occupiers of Cavendish Court. The proposal is therefore contrary to Policies CC8 of the Reading Borough Local Plan (2019).