

DELEGATED APPLICATION REPORT

Ward: Southcote Ward

App Ref: PL/25/0403 Householder planning permission

Address: 103 GAINSBOROUGH ROAD, READING, RG30 3BS

Proposal: Removal of existing outrigger and outbuilding, and erection of proposed single storey rear extension

Applicant: Charlene Campbell

Received date: 17/03/2025

Target Decision date: 12/05/2025

Case Officer: Sian Hickey

1. SITE DESCRIPTION

The application site is a two storey mid-terrace property located on the southern side of Gainsborough Road. The surrounding area is predominantly residential. The property is not a listed building, nor does it fall within a conservation area.

A site visit was carried out as part of the application process for the previous planning permission. Site visit photos below:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey rear extension following the demolition of the existing outrigger and the removal of the existing outbuilding. The proposed rear extension would have a width of 5.932m, and a depth of 3.5m. The proposed rear extension would have a mono-pitched roof with a maximum height of 3.214m and one rooflight. Bifold doors would be located in the rear elevation. The materials used would match those of the existing house.

Plans considered:

Drawing No. 103/GR-02 – Site Block Plan

Drawing No. 103/GR-04 – Existing Ground Floor Plans

Drawing No. 103/GR-05 – Existing Elevations

Drawing No. 103/GR-06 – Proposed Floor Plans

Drawing No. 103/GR-07 – Proposed Elevations

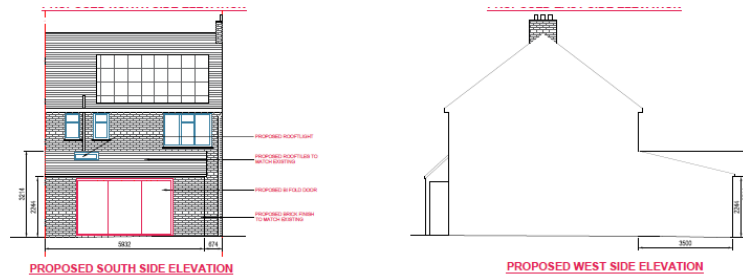
Drawing No. 103/GR-08 – Existing and Proposed Sections

As received 17th March 2025

Drawing No. 103/GR-01 – Site Location Plan

Drawing No. 103/GR-03 – Location Plan, Site Plans (Existing and Proposed)

As received 9th April 2025



3. RELEVANT PLANNING HISTORY

PL/241626 - Rear extension measuring 4.0m in depth, with a maximum height of 3.21m, and 2.34m 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 WITHDRAWN

PL/24/1655 - Erection of outbuilding with flat roof. PERMITTED

PL/24/1654 - Erection of new porch. PERMITTED

4. CONSULTATIONS

A site notice was displayed at the front of the property by the case officer on 25/03/2025 for a period of 21-days.

Letters of representation have been received as follows: **None**

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

National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

H9 (House Extensions and Ancillary Accommodation)

H10 (Private and Communal Outdoor Space)

SPD

Design Guide to House Extensions SPD (2021)

Local Plan Update

The current version of the Local Plan (adopted in November 2019) turned five years old on Tuesday 5th November 2024. The Local Plan was reviewed in March 2023 and around half of the policies in the plan are considered still up to date. However, the rest need to be considered for updating to reflect changing circumstances and national policy. A draft updated version of the Local Plan will be submitted to the Planning Inspectorate on 9th May 2025.

Although there is a five-year period for carrying out a review of a plan after it is adopted, nothing in the NPPF or elsewhere says that policies automatically become “out of date” when they are five years old. It is a matter of planning judgement rather than legal fact whether a plan or policies within it are out-of-date. This will depend on whether they have been overtaken by things that have happened since the plan was adopted, either on the ground or through changes in national policy, for example.

Officer advice in respect of the Local Plan policies pertinent to this application is that they remain in accordance with national policy and that the objectives of those policies remains very similar in the draft updated Local Plan. Therefore, they can continue to be afforded weight in the determination of this planning application and are not considered to be ‘out of date’.

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.

In terms of design, the proposed rear extension is considered suitable with matching materials to help aid its integration. The depth of the proposed rear extension is 3.5m and, therefore, complies with the guidance on rear extensions within the SPD. The garden is capable of taking a development of the proposed scale and extension is considered subservient to the main dwelling. The amount of remaining amenity space at the front and rear of the property is considered acceptable. The proposal is not considered out of character as there are a variety of rear extensions within the vicinity. The proposed extension is contained at the rear of the site and would not be visible from Gainsborough Road. Overall, the proposed development is not considered particularly harmful to the character of the area or the property itself.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. Policy H10 seeks to ensure that the amenity of gardens and other outdoor areas are not compromised. 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.

There is no identified risk to the adjoining neighbouring properties of the proposed rear extension appearing overbearing due to the relatively low eaves height and the proposed roof form. The proposal would also not result in the loss of any privacy or overlooking due to its single storey nature. Furthermore, the proposed extension has been designed to ensure that it does not breach the 60-degree line of light, measured from the middle point of the windows of the closest habitable rooms of both attached neighbouring properties. Therefore, there are no identified risks to neighbouring amenity in terms of loss of sunlight and daylight.

For current and any future occupiers of the host building, the proposed works will facilitate an improved standard of accommodation, via the additional space created.

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 - GRANT

Recommended Conditions:

Time limit
Approved plans
Materials
Removal of outbuilding