

DELEGATED APPLICATION REPORT

Ward: Coley

App Ref: PL/25/0510 Householder planning permission

Address: 10 TINTERN CRESCENT, READING, RG1 6HA

Proposal: Proposal for single storey side extension & demolition of existing garage store at rear

Applicant: Mr Nandu Kandel

Received date: 31 March 2025

Target Decision date: 27 May 2025

Case Officer: James Schofield

1. SITE DESCRIPTION

The site is a semi-detached two-storey dwelling on the eastern side of Tintern Crescent, within a residential area. The area is characterised by semi-detached dwellings of a similar style which have historically contained a detached garage within the rear garden. Many of the dwellings have undergone some form of extension to the site/rear. The site backs on to Coley Recreation Ground.

Site visit date: 01/05/2025

Site visit photos:



Figure 1 - Site photos

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a single-storey side and front extension.

Plans considered:

~~Drawing No 10TC/26032025/REV-B Existing and Proposed Plans (superseded)~~

Planning Statement

As received on the 31st of March 2025

Drawing No 10TC/26032025/REV-B Existing and Proposed Plans

As received on the 27th of May 2025



Figure 2 - Existing and proposed site plan and front elevations

3. RELEVANT PLANNING HISTORY

No relevant site history found.

4. CONSULTATIONS

The site notice was posted on the 28th of February 2025 and the consultation period ran through to the 1st of May 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

Paragraph 99 of the government Circular 06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within The Planning System

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

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 extensions 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.

The proposed extension would be 2.5m in width and fill in the gap between the dwelling and the side boundary. It would be 7.7m in length. It's design is sufficiently sympathetic to the host dwelling and is consistent with the design of similar extensions within the area. As such, the proposal satisfies the character and conservation considerations of local policies H9, CC7, EN3, and EN6.

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 side and front extension are well within the recommendations made by the adopted Design Guide to House Extensions Supplementary Planning Document. Due to the height, scale, and location of neighbouring structures, there would be no impact on neighbour's amenity in terms of overlooking, loss of light, or overbearingness. Therefore, the proposal is considered to meet the requirements of local policies H9, H10, and CC8.

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 contains a detached garage to the rear, though it is unclear if this provides sufficient space for current parking standards. The adopted SPD seeks a maximum of 2 parking spaces for the location and dwelling size. Amended plans were received 27 May 2025. The revised plans retained 2 no. parking spaces for the dwelling, which is considered acceptable. As such the proposal is considered to comply with local policies TR3 and TR5.

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. PD5
5. Parking – as specified
6. Porous materials for vehicle parking hard surface