

DELEGATED APPLICATION REPORT

Ward: Whitley Ward

App Ref: PL/25/0449 Householder planning permission

Address: 95 MAINE STREET, READING, RG2 6AZ

Proposal: Single storey rear extension.

Applicant: Mr Yeung

Received date: 24/03/2025

Target Decision date: 19/05/2025 extended to 30/05/2025

Case Officer: James Schofield

1. SITE DESCRIPTION

The proposal site is a recently built semi-detached dwelling in faux New England vernacular style. The site is within Floor Risk Zone 2. The original planning permission (10/01461/OUT – 102172) included a condition to remove permitted development rights (condition 41).

Site visit date: 01/05/2025

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a single-storey rear extension at a depth of 4 metres, eaves height of 2.2 metres, and total height of 3.1 metres. Plans and considered;

Location Plan

~~Drawing 2025-95MS-PL-1 Block Plans (Superseded)~~

~~Drawing 2025-95MS-PL-2 Existing & Proposed Plans (Superseded)~~

~~Drawing 2025-95MS-PL-3 Existing & Proposed Elevations (Superseded)~~

Flood Risk Assessment documents

Site Photos

As received on the 24th of March 2025

Drawing 2025-95MS-PL-1 Rev. 1.0B Block Plans

Drawing 2025-95MS-PL-2 Rev. 1.0B Existing & Proposed Plans

Drawing 2025-95MS-PL-3 Rev. 1.0B Existing & Proposed Elevations

As received on the 15th of May 2025

Flood Risk Assessment

Flood Risk Measures

As received on the 27th of May 2025

3. RELEVANT PLANNING HISTORY

No relevant site history found.

4. CONSULTATIONS

The site notice was posted on the 1st of May 2025 and the consultation period ran through to the 22nd 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

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

H9 (House Extensions and Ancillary Accommodation)

EN18 (Flooding and Sustainable Drainage Systems)

SPG/SPD

A Design Guide to House Extensions SPD 2021

EAs Standing Advice for Flooding – Minor Extensions

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.

The proposed rear extension is of limited size and scale and would be subservient to the host property. The materials would match that of the host property which is appropriate and given its location would not be readily visible from the public domain.

In summary, the appearance of the proposed rear extension is sufficiently sympathetic to the host dwelling such that no detrimental impact to its character would result. Further to the above analysis, the proposal satisfies the character considerations of local 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 size and siting of the proposed rear extension is within the recommendations made by the adopted Design Guide. It is noted that it would not fall within the 60-degree line discussed in 7.1.1. It is considered that there would be no impact on the neighbour's amenity in terms of overlooking, loss of light, or overbearingness.

Further to this analysis, the proposal is considered to meet the aims of local policies H9, and CC8.

Flood Risk

Policy EN18 requires proposals within areas of flood risk to not reduce the capacity of the flood plain to store floodwater, impede the flow of floodwater or in any way increase the risks to life and property arising from flooding. Wherever possible, development should be designed to reduce flood risk, both on and off-site.

The proposal site is within flood zone 2, it is a requirement that a flood risk assessment should be completed using the advice for minor extensions. A minor extension includes a householder extension with a floor space of no more than 250 sqm, which means this proposal would be minor.

The submitted FRA and the accompanying FRA Measures document states that floor levels of the proposed extension would be set no lower than the existing. The measures are in line with those suggested by the EA.

It should be noted that the overall Green Park Village was developed in accordance with the approved Flood Risk Assessment (Peter Brett Associates, July 2010) and detailed flood mitigation measures included it, which included that "the minimum development platform level to be set no lower than 40.2m AOD, which was set to reduce the risk of flooding to the proposed development and future occupants. Condition 27 of the original permission (10/01461/OUT (102172) required the approval of detailed plans of land raising. The land raising for the Phase of development that the application site is in was approved under ref: 191999.

Therefore, it is considered that the proposal will not increase the risk of flooding or compromise the safety of the occupants or neighbours should a 1 in 100-year (FZ2) flood occur. In compliance with Policy EN18.

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. FRA