

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Battle Ward

App Ref: PL/25/0164

Address: 14 SHERWOOD STREET, READING, RG30 1LJ

Proposals: First Floor Side Extension

Case Officer: Mishga Marshall

Applicant: Mr T. Gornowicz

Date received (valid from): 31/01/2025

Target Decision date: Originally 28/03/2025 EOT agreed until 10/6/2025

1. SITE DESCRIPTION

The application site is a two storey end of terrace property with pitched roof, located on the northern side of Sherwood Street. It is not a listed building, nor does it fall within a conservation area, but is within an Air Quality Management Area. The surrounding area is predominantly residential, with a mixture of terraced blocks and semi-detached dwellings.

Site visit date: 12/02/2025

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for the construction of a first floor side extension to provide third bedroom with an en-suite bathroom.

No works have been undertaken or started in relation to the proposed extension development.

PA-1705-01 REV E Existing Site Location Plan and Proposed Block Plan 17.05.2025

PA-1705-05 REV E Existing Roof Plan and Proposed Roof Plan 17.05.2025

PA-1705-06 REV F Proposed Front Elevation and Proposed Rear Elevation 05.06.2025

PA-1705-07 REV E Proposed Side Elevation 17.05.2025

PA-1705-08 REV E Proposed Ground Floor and First Floor Plan 17.05.2025

PA-1705-09 REV E Proposed First Floor Plan in context 17.05.2025

[Received by the Local Planning Authority on 5 June 2025]

3. RELEVANT PLANNING HISTORY

PL/15/0907 - Single storey side extension - Approved

PL/15/0180 - side extension - Withdrawn

4. CONSULTATIONS

Site notice erected on 12/02/2025

No letters of representation have been received.

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 2024

National Planning Practice Guidance 2014 onwards

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 SPG 2021

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.

The proposed first floor extension as originally submitted was not considered to be a subservient addition due to its scale (combined depth, width and no set back from front elevation). This was further exacerbated by the lowering of the eaves which was considered to result in a contrived appearance.

Revised plans were received reducing the width of the extension and retaining eaves height as existing. Whilst the proposal does not incorporate a set back from the front elevation, the reduction in width assists in allowing the extension to be a sympathetic enough development and respects the character of the application dwelling and the surrounding area. It is also considered that the proposed roof space of the dwelling is of an appropriate design and frame. As such, although the extension would be situated to the side, it would not appear as an obtrusive feature within the street scene. The proposed materials are intended to match the existing, thus respecting the character of the host dwelling. Overall, the design is considered to be sympathetic to the existing dwelling and surrounding area and its character and is not believed to significantly detract from it. As such, the development is considered visually acceptable, in compliance with Policy H9 and CC7.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. 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.

The proposed first floor side extension as originally proposed was, due to its combined depth and proximity to the side boundary was considered to result in an overbearing effect on the neighbouring property to the south east. Revised plans show the proposal off set from the boundary and the plans now also show the 45 degree line to the nearest habitable room window which demonstrates no breach in that line. Whilst clearly visible, the extension is not considered

to be so overbearing to result in material harm to the occupiers of this property. No windows are proposed on the flank elevation which will be conditioned to prevent loss of privacy. Additionally, the outlook through the rear elevation windows would similarly have the same outlook as current. It is not considered that the proposed development would have undue impact on neighbouring amenities in relation to privacy and overlooking. Therefore, the development is considered to have an acceptable impact on the amenity of all adjoining neighbours and on the occupiers of the application dwelling, complying with Policies CC8 and H9.

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

Recommended Conditions:

Time Limit

Materials

Approved Plans

No New Openings