

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Redlands Ward

App Ref: PL/25/0562

Address: 63 DONNINGTON ROAD, READING, RG1 5NE

Proposals: Proposed part single storey side and rear infill extension

Case Officer: Mishga Marshall

Applicant: Mr Palwinder Sangra

Date received (valid from): 10/04/2025

Target Decision date: 05/06/2025

EOT Agreed date: 18/07/2025

1. SITE DESCRIPTION

The proposal site is a two storey mid terraced dwelling on the eastern side of Donnington Road, in a residential area. It is not a listed building, nor does it fall within a conservation area, however, is within an Article 4 land for C4 HMOs. The surrounding area is predominantly residential.

Site visit date: 04/06/2025

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for the construction of a single storey side and rear extension, with a height of ~2.9m at the eaves and ~3.2m at its highest, with 1 roof light. It would have a depth of ~5m to the side and ~3.5 to the rear. As well as required internal alterations.

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

Following the initial submission, concerns were raised by the Local Planning Authority regarding the depth of the originally proposed extension, which was considered to be excessive and likely to result in undue harm to neighbouring amenity, particularly in relation to outlook and overshadowing.

As a result, amendments were requested to reduce the depth of the proposal to a more acceptable scale. The applicant agreed to these changes, and revised plans reflecting the reduced depth were formally submitted on 07/07/2025. The current assessment is based on the amended scheme, which is considered to have addressed the initial concerns.

Plans submitted received 10th April 2025:

1.1250 location plan

63 001 Existing plans and elevations

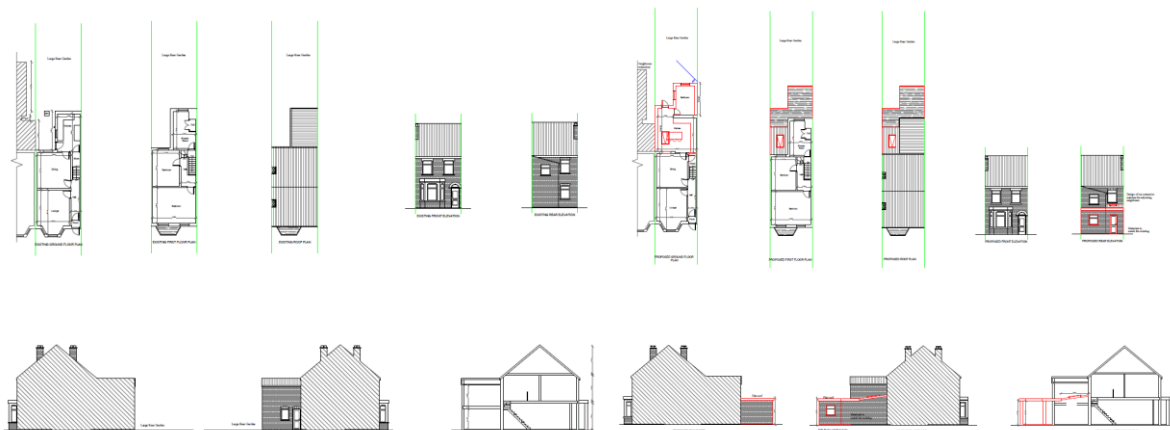
Received 7th July 2025:

63 002 - rev 02 Proposed plans and elevations

1.200 block plan - rev 01

Existing Plans:

Proposed Plans:



3. RELEVANT PLANNING HISTORY

PL/25/0563 - Proposed L shape rear roof dormer, loft conversion, with front velux windows - Lawful certificate granted.

4. CONSULTATIONS

Site notice displayed on 28/04/2025

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)

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 single-storey rear extension is considered to be acceptable in terms of its overall size, scale, and design. With respect to the proposed depths, the extension would project a modest but proportionate depth from the rear elevation of the host dwelling. The extension would feature a mostly flat roof design, which would remain subordinate to the existing dwelling, helping to minimise its visual impact. The extension's external materials would match those of the existing property and would not result in any material harm to the character of the host building.

The proposed fenestration is considered suitable for a modern rear extension and would provide an appropriate level of natural light into the extended space while preserving the overall appearance of the dwelling. The side facing window, would be conditioned to be obscure glazed as well. As the extension would be located to the rear of the property and not visible from the public highway, it would have no adverse impact on the character or appearance of the street scene. Furthermore, the scale and form of the proposal would remain in keeping with the established pattern of development in the area, respecting the character of neighbouring properties.

As such, the development is considered 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 plans as originally submitted were considered to result in overbearing impacts to adjoining properties. As a consequence, revised plans were submitted reduction the scale and depth of the proposals.

To the north, No. 61 benefits from an existing rear extension extending approximately 5 metres from the main rear wall. The proposed extension at the application site would not project significantly beyond the rear wall and would not project beyond the rear extension this and is therefore not considered to result in any undue loss of light or outlook. A side-facing window is proposed on the north elevation, facing No. 61. To protect neighbouring privacy, a condition will be imposed requiring this window to be obscure glazed and non-opening below 1.7m above internal floor level.

With regard to No. 65 to the south, the proposed rear extension would sit comfortably within the 45-degree guideline when measured from the nearest ground floor rear-facing window at No. 65. As such, the proposal is not considered to result in an overbearing impact, loss of light, or overshadowing to this neighbour.

The roof would be flat to minimise the impact. It is considered necessary to include a condition stipulating that the flat roof area shall not be used as a roof terrace, and any access out onto this area shall be for maintenance/means of escape purposes only. This is in order to prevent any detrimental impacts of overlooking and/or noise and disturbance of the neighbouring premises,

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

Flat Roof

Obscure Glazing on Side Facing Window