

DELEGATED APPLICATION REPORT

Ward: Caversham Heights

App Ref: PL/25/0797 Householder planning permission

Address: 42 BUXTON AVENUE, CAVERSHAM, READING, RG4 7BU

Proposal: SINGLE STOREY REAR EXTENSION

Applicant: MR AND MRS MR Yuk Lun Alan Tang MRS Michelle Su-Wei Teng

Received date: 29/05/2025

Target Decision date: 25/07/2025

Case Officer: James Schofield

1. SITE DESCRIPTION

The proposal site is a semi-detached dwelling built in the 1920s in a mock Tudor style. The dwelling has had a roof conversion, rear dormer, and rear extension added to the site. The proposal site is not in a conservation area and it is not listed.

Site visit date: 19/03/2025

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a single-storey rear extension for the full width of the rear of the dwelling at a depth of 6 metres along the shared boundary of the neighbour who has a rear extension of the same depth, and a depth of 4 metres with the neighbouring dwelling which has not extended to the rear. The height of the proposed rear extension is 3 metres. Plans considered;

Drawing NO. TG.001 Existing Elevations
Drawing NO. TG.002C Proposed Elevations
Drawing NO. TG.003C Existing Ground Floor Plan
Drawing NO. TG.004A Proposed Ground Floor Plan
Drawing NO. TG.005C Block Plan
Drawing NO. TG.006 Site Location Plan
As received on the 29th of May 2025

3. RELEVANT PLANNING HISTORY

App Ref: PL/99/1510 Full planning permission

Proposal: Single Storey Rear Extension.

Decision: Approved on 11th of April 1999

App Ref: PL/02/0393 Full planning permission

Proposal: First floor extension over existing garage.

Decision: Approved on 22nd of July 2002

Note: PD rights for windows in the north elevation were removed.

App Ref: PL/22/0955 CLP - Proposed

Proposal: Lawful Development Certificate for a Proposed rear dormer, hip-to-gable roof alteration, and three front rooflights.

Decision: Approved on 23rd of August 2022

Note: No windows included in north elevation.

App Ref: PL/22/0955 Prior approval Part 1 Class A.1(ea): Larger home extension

Proposal: Rear extension measuring 6m in depth, with a maximum height of 3m, and 2.5m 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.

Decision: Withdrawn on 26th of September 2022

Note: Withdrawn as it would have been refused as it was not PD. See email dated 26th of September 2022 for full details.

App Ref: PL/24/1667/Householder

Proposal: Single storey rear extension

Decision: Refused on 08/05/2025 due to being too deep along the shared boundary.

4. CONSULTATIONS

The site notice was posted on the 3rd of July 2025 and the consultation period ran through to the 24th of July 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. For the previous and related application, PL/24/1667, there was an indication that a member of a protected group identified by the Act would have different needs, experiences, issues and priorities in relation to that particular planning application. This application followed on from that one, where unofficial advice was given on how to best proceed to help facilitate these needs being met. This proposal is considered, due to specifics of the site and the identified needs to meet the policy and guidance objectives of the council. 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)
H10 (Private and Communal Outdoor Space)

SPG/SPD

A Design Guide to House Extensions SPD 2021

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. Policy CC7 also sets out relevant considerations for design.

The proposed rear extension is relatively large at 6 metres for parts and 4 metres for other parts. However, the scale is acceptable given the size of the plot and the fact that these alterations would not be observable from public areas. Whilst flat roof extensions generally fail to improve the appearance of a property, as above, it would not be readily visible from the street scene and there are other similar extensions within the immediate vicinity.

In summary, the size of the proposed rear extension whilst large, due to site and proposal specifics, would be acceptable in terms of its scale while being sufficiently sympathetic to the host dwelling in terms of character. As such, the proposal accords with 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. Policies H10 and H11 seek to maintain the relationship between outdoor amenity space and new development to ensure the continued viability of these spaces.

The size and location of the proposed rear extension exceeds the typical recommendations made by the adopted Design Guide. However, it is noted that while the 6-metre-deep rear extension would fall within the 60-degree line discussed in 7.1.1, it would only do so for number 44 Buxton Avenue. No.44 Buxton Avenue has the benefit of a similarly deep extension immediately adjacent the boundary and the proposed extension would not project past this. There would be no overbearing effects to this property.

In relation to No.40, the proposed extension would project 4m deep along the common boundary. This is in compliance with the Design Guide to House Extensions SPD. Whilst clearly visible to the occupiers of No.40, the roof would be flat to minimise the impact, and the roof height would be relatively low. This part of the proposal avoids introducing a sense of overbearingness along the most usable part of the garden, minimises loss of light, and outlook. In every respect, this part of the rear extension is relatively typical along this boundary.

However, should the flat roof of the rear extension be used as a balcony, this would badly compromise the privacy amenity of neighbours to either side and harm the usability of the rear gardens for these dwellings. As such, a condition should be included removing the Permitted Development Rights of the site to convert this flat roof into a balcony.

Further to the above analysis, the design and siting of the proposed rear extension would not harm the light amenity, usefulness of the neighbours garden, or introduce a sense of overbearingness along the most important part of the garden of neighbours to either side.

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. PD right removed – convert flat roof to balcony.