

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Church Ward

App Ref: PL/25/0879

Address: 3 NORTHCOURT AVENUE, READING, RG2 7HE

Proposals: Two-storey rear extension, single storey side and rear extensions, new side dormer window and insertion of roof windows

Case Officer: Mishga Marshall

Applicant: Mr. M. Bensaad

Date received (valid from): 18/06/2025

Target Decision date: 13/08/2025

EOT Agreed date: 20/08/2025

1. SITE DESCRIPTION

The proposal site is a two storey detached dwelling on the eastern side of Northcourt Avenue, in a residential area. It is not a listed building, nor does it fall within a conservation area. The surrounding area is residential, consisting of detached and semi-detached dwellings.

Site visit date: 28/07/2025

2. PROPOSAL AND SUPPORTING INFORMATION

The application seeks planning permission for the erection of a two-storey rear extension, single-storey side and rear extensions, the creation of a new side dormer window, and the insertion of roof windows. Including the demolition of an existing garage and chimney.

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

Following the initial submission, concerns were raised by the Local Planning Authority regarding dormer flat roofed design, which was considered to be uncharacteristic.

As a result, amendments were requested to change the dormer design from a flat roof to a pitched roof to better reflect the character of the host dwelling and surrounding properties. The current assessment is based on the amended scheme, which is considered to have addressed the initial concerns raised.

Plans submitted received 17th June 2025:

01 Location Plan

02 Block Plan

03 Existing

Received 24th July 2025:

04A Proposed

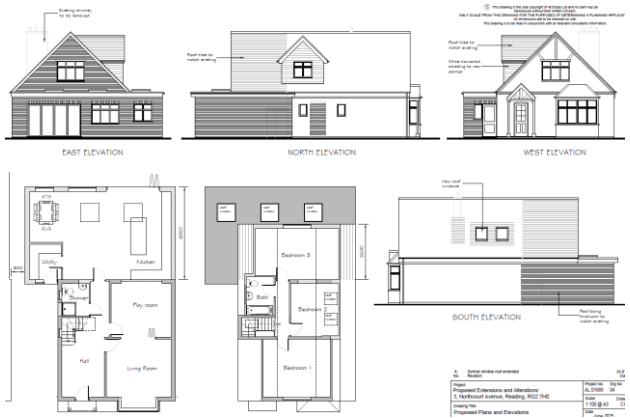
Received 18th August 2025:

02A Block Plan with 45 degree lines

Existing Plans:



Proposed Plans:



3. RELEVANT PLANNING HISTORY

N/A

4. CONSULTATIONS

Site notice displayed on 26/06/2025

No letters of representation have been received.

RBC Ecology: A bat survey was requested, following the survey: The bat survey report (Crossman Associates, July 2025 ref: B1249.001) has been undertaken to an appropriate standard and concludes that the risk of bats being affected by the proposals is minimal. There are therefore no objections to this application on ecology grounds.

RBC Transport: No Objection, subject to conditions.

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)

EN12 (Biodiversity and the green network)

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 demolition of the existing garage and chimney is acceptable as these features, given the existing area, make only a limited contribution to the dwelling's character or the wider street scene, and have been removed from similar neighbouring properties. Even with their removal, especially in the case of the chimney, it is not considered the extension would harm the established appearance of Northcourt Avenue.

The proposed extensions are proportionate and sympathetic to the host dwelling. The two-storey rear element remains is an extension to the main house with a continuation of the ridge line, the single-storey rear extension projects to a depth of 6m. Although this exceeds the 3-4m guideline generally set out in the Residential Design Guide SPD, in this case the impact is mitigated by the presence of existing 3m rear extensions at both neighbouring properties. The additional projection would therefore not appear incongruous or excessive in this context, and the overall form remains balanced within the plot.

The amended pitched roof dormer is significantly improved over the original flat-roof design, reducing bulk and integrating more closely with the traditional roof form. The roof windows are small, flush with the roof slope, and discreet in appearance. Matching materials will ensure cohesion between the existing dwelling and extensions.

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 property to the north (No. 1A Northcourt Avenue) is a detached dwelling with an existing single-storey rear extension of approximately 4m in depth. The proposed single-storey rear extension at No. 3 would extend a further 2m beyond this. However, the additional depth is not considered to create a sense of enclosure or cause an overbearing impact to the northern neighbour.

In terms of daylight and sunlight, the extension lies to the south of this property but owing to its single-storey height and set-back from the common boundary, any overshadowing is not considered to be unduly harmful. No side-facing windows are proposed at ground floor level which would raise privacy concerns, and the two-storey rear extension is set in from the shared boundary, ensuring that outlook from the northern neighbour's rear rooms and garden is maintained.

The dormer window proposed on this side is proposed for a bathroom, however, to protect privacy, this window will be condition to the obscure glazed.

The adjoining property to the south (No. 3A Northcourt Avenue) also benefits from a rear extension of approximately 3m. As such, the 6m projection proposed at No. 3 would extend only 3m beyond the neighbour's existing built form. Given the southward orientation, the extension would not

materially affect sunlight to the neighbour's garden or rear rooms. The single-storey height ensures the development does not appear overbearing when viewed from this side.

The two-storey rear element does not breach the 45 degree rule. No side-facing windows are proposed at first-floor level that would result in overlooking, and any necessary openings can be secured as obscure glazed by condition.

Summary

Taking these factors into account, the proposal is not considered to cause unacceptable loss of light, outlook, privacy, or overbearing impact to either adjoining neighbour. The arrangement of extensions reflects the pattern of existing rear additions in the street and is judged to be compatible with the residential setting.

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.

Ecology

A bat survey was carried out as per the request of RBC Ecology. proposal has been considered by the Council's Ecology Officer. No evidence of roosting bats or other protected species has been identified via the survey. No further objection has been raised.

Transport

The demolition of the garage would remove one covered space. However, the site retains sufficient off-street parking within the driveway and forecourt to meet Local Plan standards. The Transport Team raised no objection.

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

Approved Plans

Materials

Obscure Glazed Windows

VEHICLE PARKING (AS SPECIFIED)

IF3 Highways