

20 King's Road,
Caversham,
Reading,
RG4 8DT

Retrospective planning permission for the demolition of an existing single-storey rear/side lean-to extension and the erection of a replacement single-storey rear/side extension.

Applicant(s):

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Prepared By **PYRAMID PLANNING**

Document Control / Issue Sheet

Project:

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Site Address:

20 King's Road, Caversham, Reading, RG4 8DT

Client:

Ms Colleen Mak

Prepared By:

Pyramid Planning

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1. Introduction

1.1 This Planning Statement has been prepared in support of a retrospective householder planning application at 20 King's Road, Caversham, Reading, RG4 8DT. The application seeks retrospective planning permission for the demolition of an existing lean-to extension and the erection of a replacement single-storey extension.

1.2 The application has been submitted following correspondence from Reading Borough Council in respect of the works undertaken and seeks to regularise the development. The accompanying statement assesses the proposal against the relevant national and local planning policies and demonstrates that the development is acceptable in planning terms.

2. Site and Surroundings

2.1 The application site comprises a residential property located on King's Road in Caversham, to the north of Reading town centre and the River Thames. The surrounding area is characterised by established residential development, consisting predominantly of two-storey terraced dwellings set within defined plots and residential curtilages. Properties within the surrounding area also incorporate rear extensions of varying scales and designs, reflecting the established pattern of domestic alterations and additions within the locality.

2.2 The application relates to the replacement of an existing extension located to the rear of the dwelling. The former extension was of an older and deteriorating construction and occupied the same footprint as the existing structure. The replacement extension has been constructed on substantially the same footprint, utilising the existing foundations.

2.3 The site is not located within a Conservation Area and there are no listed buildings within the immediate vicinity. No trees are affected by the development, and there are no Tree Preservation Orders relevant to the site.

3. Planning and Enforcement History

3.1 A review of the planning history for the site confirms that the property has not been the subject of any previous planning applications.

3.2 The current application has been submitted following correspondence from Reading Borough Council regarding the replacement extension at the property. The Council has advised that the development, as constructed, does not benefit from permitted development rights.

3.3 Accordingly, this retrospective planning application has been submitted to regularise the development and to enable the proposal to be assessed against the relevant national and local planning policies and other material planning considerations.

4. Proposed Development

4.1 The application seeks retrospective planning permission for the demolition of an existing lean-to extension and its replacement with a new extension occupying substantially the same footprint as the former structure.

4.2 The replacement extension is positioned along the side of the dwelling in the same location as the previous structure and remains closely related to the host dwelling. Whilst the new extension is marginally taller than the former structure, it remains subordinate to the principal dwelling and is proportionate in scale.

4.3 The previous extension was characterised by a lightweight appearance, incorporating a sloping translucent roof and a full side elevation of glazing facing the neighbouring property at No. 22. The replacement extension adopts a more traditional domestic design, incorporating a hipped tiled roof together with white uPVC windows and doors. These materials are consistent with those commonly found on residential properties within the surrounding area.

4.4 The side elevation facing No. 22 contains a reduced amount of glazing compared to the former extension. As a result, the replacement structure provides a greater degree of privacy for the neighbouring occupier whilst maintaining adequate levels of natural light within the extension.

4.5 The extension remains ancillary to and physically integrated with the host dwelling. The development does not create any additional residential unit or separate planning unit and continues to function solely as part of the existing dwellinghouse.

5. Planning Considerations

5.1 This section of the statement assesses the development against the relevant provisions of the development plan and other material planning considerations, including national policy contained within the National Planning Policy Framework and local policy within the Reading Borough Local Plan. The assessment focuses on the principal planning issues arising from the proposal, including design and character, the impact on neighbouring amenity, and the overall acceptability of the replacement extension. It demonstrates that the development is acceptable when considered in the round.

Design and the Public Realm

5.2 Policy CC7 of the Reading Borough Local Plan requires development to achieve a high standard of design that respects and responds positively to the character and appearance of the surrounding area.

5.3 The application site is located within an established residential area characterised by traditional terraced dwellings, many of which have been altered or extended over time. Rear extensions and domestic additions are a common feature within the locality and form part of the established pattern of development.

5.4 The development comprises the replacement of an existing lean-to extension situated to the rear of the dwelling. The previous extension occupied substantially the same footprint as the existing structure and was of an older construction, incorporating a sloping translucent roof and extensive side glazing facing the adjoining property at No. 22.

5.5 The replacement extension has been constructed on the same footprint, utilising the existing foundations. Whilst the structure is marginally taller than the previous extension, it remains single storey in scale and clearly subordinate to the host dwelling.

5.6 The new extension adopts a more traditional domestic appearance through the use of a hipped tiled roof together with white uPVC windows and doors. These materials are consistent with those found on residential properties within the surrounding area and provide a more permanent and visually coherent form of development than the previous structure.

5.7 The proposal has also been considered against the Reading Borough Council Design Guide to House Extensions Supplementary Planning Document (2021), which seeks to ensure that extensions complement the appearance of the host dwelling and respect the character of the surrounding area.

5.8 The replacement extension significantly improves the visual appearance of the dwelling when compared to the former structure. The previous extension was of an ageing and lightweight appearance, characterised by a translucent sloping roof and extensive glazing, whereas the replacement extension incorporates a more traditional form and materials that better reflect the character of the host dwelling. Photographs of the former extension are included within Appendix 1 of this statement.

5.9 Furthermore, the side elevation facing No. 22 incorporates fewer windows than the former extension, thereby reducing opportunities for overlooking and improving the level of privacy afforded to the adjoining occupier.

5.10 Overall, the development represents a visual enhancement to the property and integrates successfully with both the host dwelling and the surrounding residential area. The scale, form and materials ensure that the extension does not appear visually intrusive or out of keeping with the established character of the locality.

5.11 Accordingly, the proposal is considered to comply with the objectives of Policy CC7 and the guidance contained within the Design Guide SPD.

Residential Amenity

5.10 Policy CC8 of the Reading Borough Local Plan seeks to ensure that development does not result in an unacceptable impact upon the living conditions of existing or future occupiers.

5.11 The development comprises the replacement of an existing rear lean-to extension occupying substantially the same footprint and position as the previous structure. Whilst the

replacement extension is marginally taller than the former extension, it does not introduce a materially different relationship with neighbouring properties.

5.12 In terms of privacy and overlooking, the replacement extension represents an improvement over the previous structure. The former extension incorporated extensive glazing along the side elevation facing No. 22, whereas the new extension contains significantly fewer windows on this elevation. Consequently, opportunities for overlooking have been reduced and the level of privacy afforded to the adjoining occupier has improved.

5.13 Should the Local Planning Authority consider it necessary, the applicant would be willing to accept a planning condition requiring the side-facing windows to be obscure glazed and fixed shut below an agreed height. This would provide additional reassurance that no unacceptable overlooking would occur.

5.14 With regard to scale, height and massing, the extension remains single storey and subordinate to the host dwelling. Although the ridge height is marginally greater than that of the previous structure, the introduction of a hipped roof reduces the perceived bulk of the extension and softens its appearance when viewed from neighbouring properties.

5.15 The replacement extension does not result in any materially greater sense of enclosure, loss of outlook or overbearing impact than the former extension. In particular, the hipped roof form ensures that the relationship with No. 22 remains acceptable, whilst the development has no material impact upon the amenities of the occupiers of No. 18.

5.16 The extension would not give rise to any unacceptable impacts in respect of daylight or sunlight. Its scale, positioning and roof design ensure that there is no significant overshadowing of neighbouring habitable rooms or private garden areas.

5.17 Overall, the proposal preserves the living conditions of neighbouring occupiers and, in respect of privacy to No. 22, provides an improvement over the previous extension. Accordingly, the development complies with the requirements of Policy CC8 of the Reading Borough Local Plan.

6.0 Conclusion

6.1 The development has been assessed against the relevant provisions of the development plan and other material planning considerations, including national policy and the policies of the Reading Borough Local Plan.

6.2 The proposal relates to the replacement of an existing lean-to extension occupying substantially the same footprint and position as the former structure. Whilst the replacement extension is marginally taller than its predecessor, it remains single storey in scale and clearly subordinate to the host dwelling.

6.3 The replacement extension represents a significant visual improvement over the previous structure. The former extension was of an ageing and lightweight appearance, incorporating a sloping translucent roof and extensive glazing, whereas the replacement extension adopts

a more traditional domestic design through the use of a hipped tiled roof and white uPVC windows and doors. Photographs of the former extension are included within Appendix 1.

6.4 The development preserves the character and appearance of the surrounding area and accords with the objectives of Policy CC7 of the Reading Borough Local Plan. The scale, design, materials and roof form ensure that the extension integrates appropriately with the host dwelling and surrounding residential context.

6.5 The proposal also complies with Policy CC8. The replacement extension does not result in any unacceptable impacts upon neighbouring amenity in respect of outlook, enclosure, daylight or sunlight. Whilst the extension is marginally taller than the previous structure, the hipped roof design reduces its visual bulk and ensures that the development is no more overbearing than the former extension.

6.6 Furthermore, the side elevation facing No. 22 contains significantly fewer windows than the previous extension, resulting in an improved level of privacy for the adjoining occupier. Should the Local Planning Authority consider it necessary, the applicant would be willing to accept a condition requiring the side-facing windows to be obscure glazed.

6.7 The development has no material impact upon the occupiers of No. 18 and, when considered in the round, the proposal represents an acceptable form of development that accords with the relevant policies of the development plan. Accordingly, planning permission should be granted.

Appendix 1



