

31 January 2024



**Reading**  
Borough Council  
Working better with you

<b>Title</b>	<b>PLANNING APPLICATION REPORT</b>
<b>Ward</b>	Southcote
<b>Planning Application Reference:</b>	231580/REG3
<b>Site Address:</b>	6 Circuit Lane, Reading, RG30 3HA
<b>Proposed Development</b>	Proposed wrap around single storey extension to an existing semi detached house. Frontage landscaping creating of a level driveway parking pad with a cross over to the road.
<b>Applicant</b>	Reading Borough Council
<b>Report author</b>	Marcie Rejwerska
<b>Deadline:</b>	22/01/2024
<b>Recommendations</b>	Grant planning permission, subject to conditions as follows:
<b>Conditions</b>	<ol style="list-style-type: none"><li>1. Time Limit (Standard)</li><li>2. Approved Plans</li><li>3. Materials To Match</li><li>4. Vehicular Parking As Specified</li></ol>
<b>Informatives</b>	<ol style="list-style-type: none"><li>1. Terms</li><li>2. Building Control</li><li>3. Complaints about construction</li><li>4. Encroachment</li><li>5. Highways</li><li>6. Positive and proactive – approval</li></ol>

## 1. Executive summary

- 1.1. This report explains the proposal for single storey 'wraparound' extension and a new paved driveway to a property which is currently vacant. The proposed extensions would create accessible accommodation for a disabled resident. A previous permission on the site was granted in 2021 which included a side extension which was wider than the new proposal and had a flat roof, and a widened highways access. While the widened access has been completed, the extensions were not implemented. The proposed extensions are considered an improvement on the previously approved design.

## 2. Introduction and site description

- 2.1. The application is referred to Committee owing to it being works to a property owned by the Council, and the application has been submitted by the Council's Property Services team.

- 2.2. The application site comprises a 3-bedroom end-terrace dwelling which currently sits vacant on the west side of Circuit Lane in Southcote. The property has an existing paved access from the road onto a driveway.
- 2.3. The surrounding area is predominately residential, comprised of terraces and semi-detached properties in similar character. Circuit Lane is characterised by green verges between the highway and the public footpath.

Site location plan:



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### 3. The Proposal

- 3.1. Planning permission is sought for single storey side and rear extensions and new a hardstanding at the front of the property to provide one off road accessible car parking space.
- 3.2. The proposed extensions would measure 3.2m in width at the side of the property, set back from the front elevation by a little over 1m. The side extension would extend 3.2m beyond the rear elevation. The proposed extension would have a pitched roof, measuring a total height of 3.77m. The previously approved extension had a flat roof and measured 4.2m in width, filling the width of the plot; there was no rear extension proposed.
- 3.3. The proposal site has been identified by RBC Property Services as a potentially suitable house for a single storey extension, providing accessible accommodation for a disabled tenant.
- 3.4. Submitted plans and documentation:

CIR-LP1 – Location Plan, dated 05/08/2021, received 07/11/2023

MAP-C4816-001-0 – Location and Block Plan, dated 23/11/2023, received 27/11/2023

MAP-C4816-111-0 – Existing Ground Floor, dated 30/08/2023, received 07/11/2023

MAP-C4816-121-0 – Existing First Floor, dated 30/08/2023, received 07/11/2023

MAP-C4816-141-0 – Existing Roof Plan, dated 30/08/2023, received 07/11/2023

MAP-C4816-180-0 – Existing Elevations, dated 30/08/2023, received 07/11/2023

MAP-C4816-211-0 – Proposed Ground Floor, dated 30/08/2023, received 07/11/2023

MAP-C4816-221-0 – Proposed First Floor, dated 30/08/2023, received 07/11/2023

MAP-C4816-241-0 – Proposed Roof Plan, dated 30/08/2023, received 07/11/2023

MAP-C4816-280-0 – Proposed Elevations, dated 30/08/2023, received 07/11/2023

#### **4. Planning history**

4.1. 211321 – Single storey side extension – Application approved by Planning Committee on 01/12/2021

4.2. No other planning history relevant to 6 Circuit Lane.

#### **5. Consultations**

5.1. Non-Statutory

5.1.1. RBC Transport Development – No objections subject to conditions.

5.2. Public

5.2.1. The following neighbouring properties were consulted by letter for both applications:

48, 50 Gainsborough Road

4, 8 Circuit Lane

5.2.2. No letters of representation received.

5.2.3. A site notice was displayed on site by the applicant.

#### **6. Legal context**

6.1. 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'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).

6.2. In this regard, the NPPF states that due weight should be given to the adopted policies of the Local Plan 2019 according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

6.3. Accordingly, the latest NPPF and the following development plan policies and supplementary planning guidance are relevant:

##### Reading Borough Local Plan 2019

Policies:

CC1 Presumption in Favour of Sustainable Development

CC7 Design and the Public Realm

- CC8 Safeguarding Amenity
- H9 House Extensions and Ancillary Accommodation
- H10 Private and Communal Outdoor Space
- TR3 Access, Traffic and Highway-Related Matters
- TR5 Car and Cycle Parking and Electric Vehicle Charging

Supplementary Planning Documents:

Design Guide to House Extensions 2021

## **7. Appraisal**

7.1. The main considerations are:

- I. Design and appearance
- II. Amenity
- III. Transport

### **I) Design and appearance**

- 7.2. The proposed extensions to the side of the property are wider than usually considered acceptable, however, considering the internal space required to provide accessible living space, and wheelchair turning circles, the width is considered acceptable. 6 Circuit Lane is set down from the highway, so the prominence of the extensions on the street scene would be reduced.
- 7.3. The proposed side extension is also sufficiently set back from the front elevation and appears subservient, in line with Policy H9 and the House Extensions SPD.
- 7.4. At the rear, removal of the existing outbuilding and replacement with a shallower rear extension will improve the appearance of the property and the rear garden. The proposed depth of the rear extension is in line with the recommendations made in the House Extensions SPD.

### **II) Amenity**

- 7.5. The proposed extensions will have new windows at front, side, and rear elevations. These are not considered to pose a risk of overlooking or loss of privacy to neighbouring residents and are expected to provide sufficient access to natural daylight/sunlight.
- 7.6. The proposed rear extension is not considered to cause overshadowing to the neighbouring properties, particularly due to the orientation of the property.
- 7.7. Overall, the proposed extension and alterations are not considered to harm the living conditions to neighbouring properties or the surrounding area. Therefore, the proposed development is considered in accordance with Policy CC8 of the Reading Borough Local Plan.
- 7.8. In accordance with Policy H10 of the Reading Borough Local Plan; the proposed extensions will not represent an unacceptable loss in private outdoor space. The footprint of the extensions will allow for an appropriate amount of private outdoor space in the rear garden. A small patio area is proposed to the rear of the side extension which is not considered to result in a harmful loss of soft landscaping and does not require planning permission.

### **III) Transport**

- 7.9. The property has an existing driveway at the side of the property, and the dropped kerb and crossover have been extended as part of the previous application, to allow access from the highway. There are no further changes proposed to the highway access onto the property. A condition is recommended to secure the proposed car parking as per

approved plans due to the specifically designed layout to make the space as accessible as possible.

- 7.10. The proposal would include new hard standing at the front of the property to provide an accessible off road parking space for 1 vehicle. Although reduction to front gardens would usually be avoided, the benefit of the proposed driveway is considered to outweigh these concerns.
- 7.11. The proposed new car parking space is not considered harmful to the character of the property nor the street scene. A number of other properties in the immediate vicinity have entirely paved front gardens to provide parking.

## **8. Equality implications**

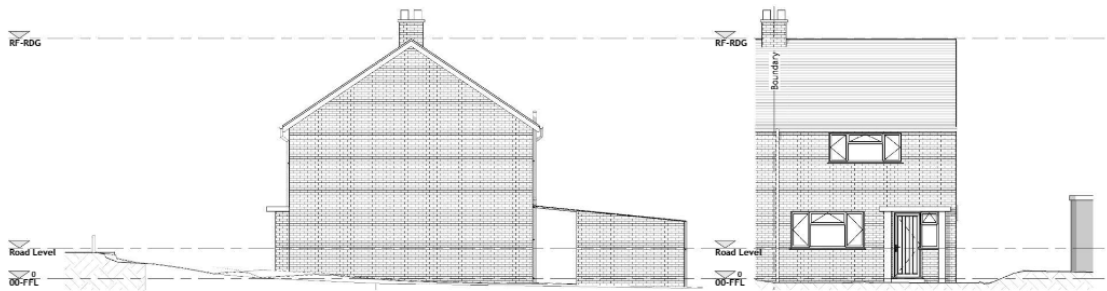
- 8.1. Under the Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, have due regard to the need to—
  - eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
  - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
  - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 8.2. The key equalities protected characteristics include age, disability, sex, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation. It is considered that there is no indication or evidence that the protected groups have or will have different needs, experiences, issues, and priorities in relation to this particular application.
- 8.3. The proposed works will be directly beneficial for a disabled tenant.

## **9. Conclusion**

- 9.1 As with all applications considered by the Local Planning Authority, the application is required to be determined in accordance with the development plan unless material considerations indicate otherwise, as per Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 9.2 Officers consider that the proposed works are acceptable in terms of design, amenity impact and highway related matters. The extensions would make the property accessible and provide a good standard of accommodation for a disabled resident.
- 9.3 As such, this application is recommended for approval for Planning Permission subject to the recommended conditions.

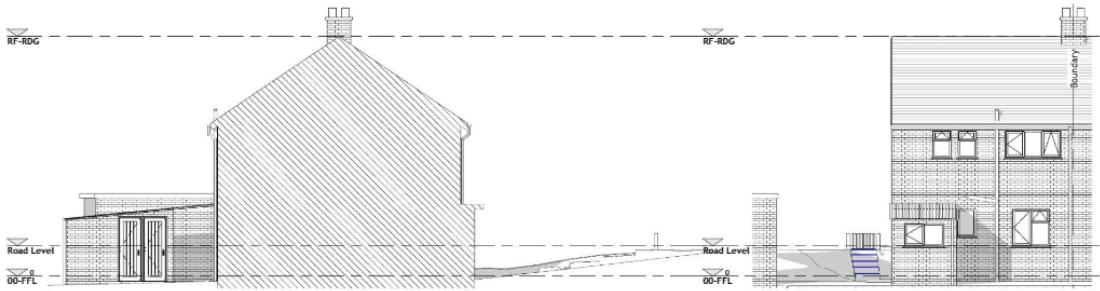
# Plans & Appendices

## 1. Existing and proposed elevations



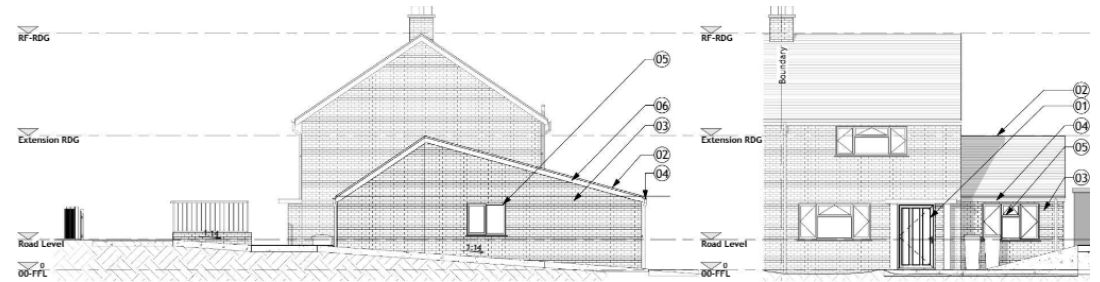
**Existing Elevation - North**  
General Arrangement | Scale 1 : 100

**Existing Elevation - East**  
General Arrangement | Scale 1 : 100



**Existing Elevation - South**  
General Arrangement | Scale 1 : 100

**Existing Elevation - West**  
General Arrangement | Scale 1 : 100



**Proposed Elevation - North**  
General Arrangement | Scale 1 : 100

**Proposed Elevation - East**  
General Arrangement | Scale 1 : 100

### Finishes & Materials

Ref.	Description
01	external door replaced with new 1200mm wide automatic door - white PVC double glazed to match existing
02	pitched roofs - grey profiled tiles to match existing style & colour

### Finishes & Materials

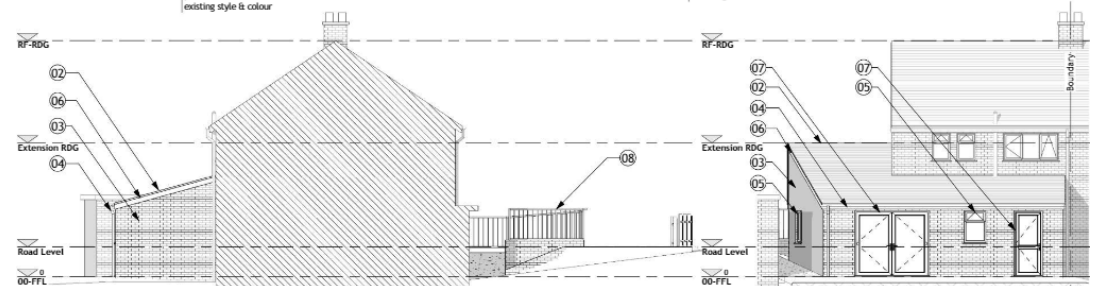
Ref.	Description
03	walls - external brick finish to match & toothbond into existing
04	rainwater goods - white PVC, size & style to match existing

### Finishes & Materials

Ref.	Description
05	external windows - PVC, double glazed with colour fit style to match existing
06	fascias/soffits - white PVC to match existing style & colour

### Finishes & Materials

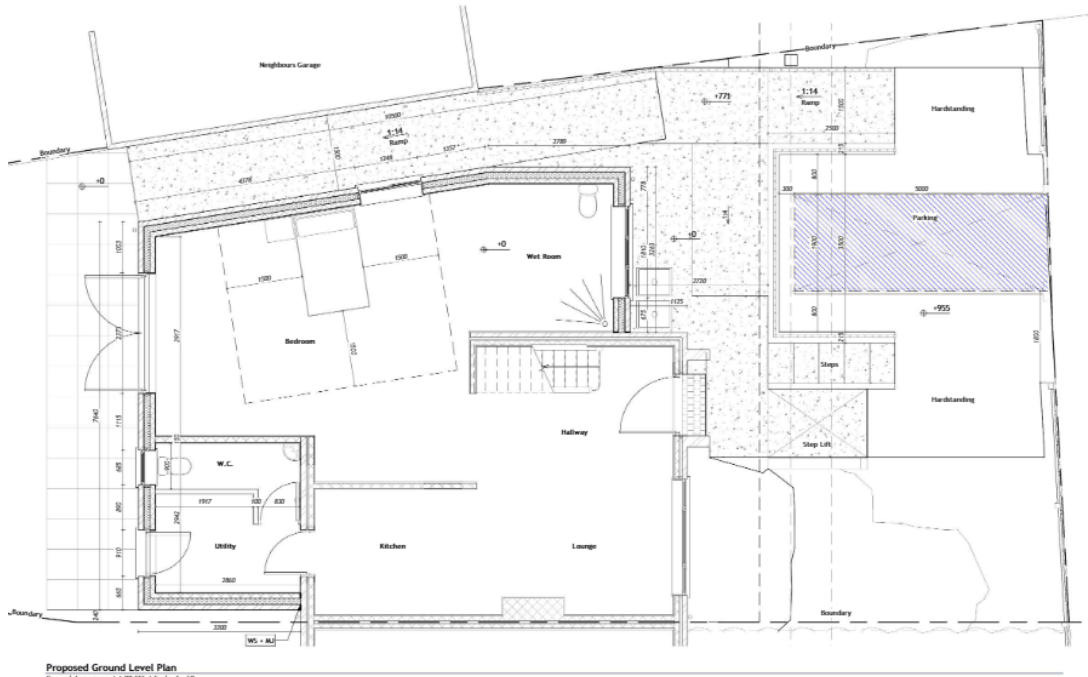
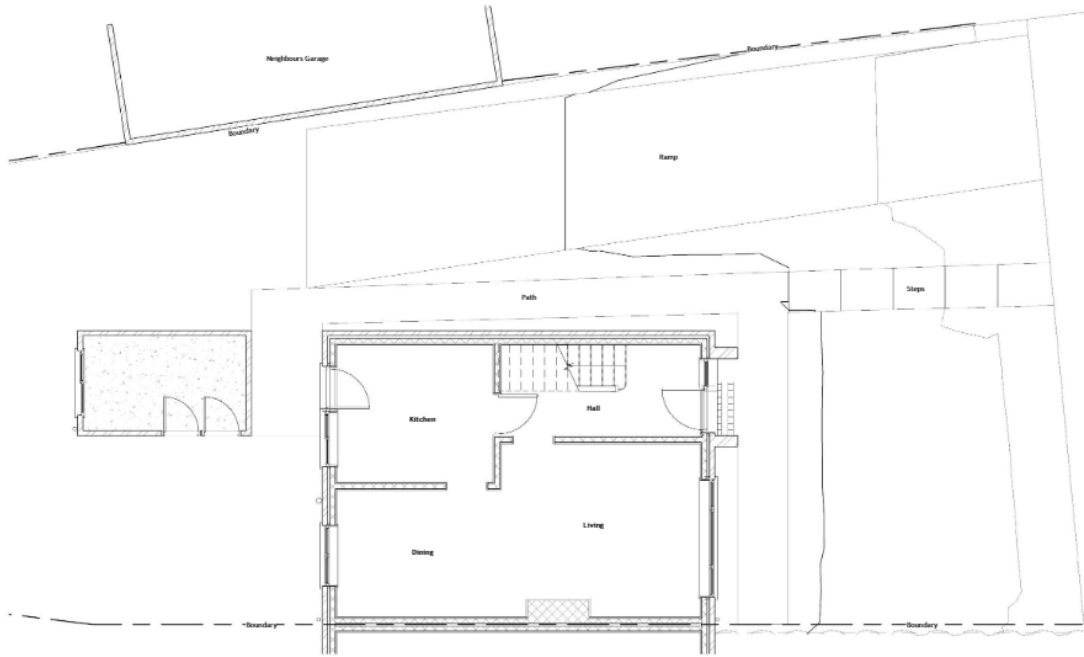
Ref.	Description
07	external door - white PVC double glazed to match existing
08	external handrailing - galvanised metal handrailing around retaining walls



**Proposed Elevation - South**  
General Arrangement | Scale 1 : 100

**Proposed Elevation - West**  
General Arrangement | Scale 1 : 100

## 2. Existing and proposed ground floor plans





### 3. Site photographs

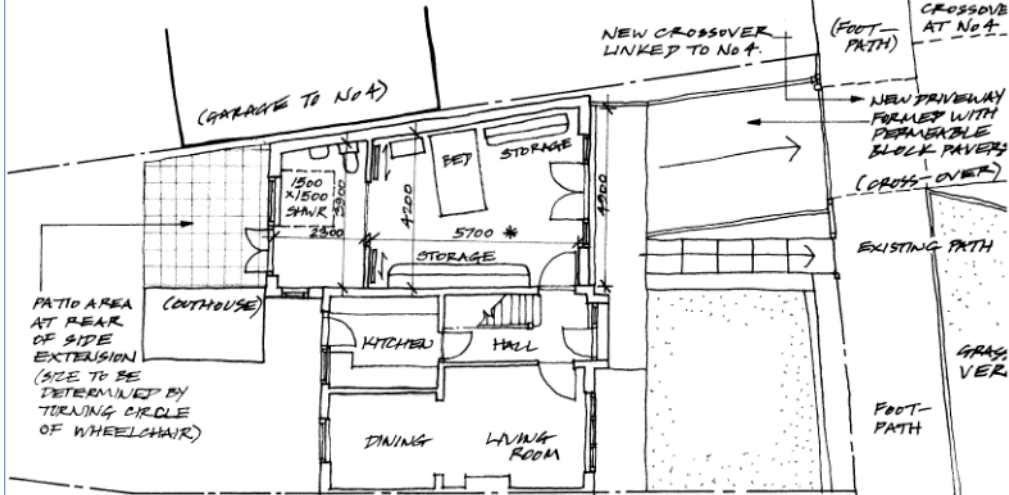


### 4. Previously approved plans



6 CIRCUIT LANE, READING RG30 3HA

JUNE 2021



'OPTION C'

PROPOSED GROUND FLOOR PLAN

Reading RBC PROPERTY SERVICES

REVA (H/10/21) No 8  
CROSSOVER LINKED WITH THAT AT No 4.

\*DIMENSIONS ARE APPROX (IN MILLIMETRES)

1:100 0 1 2 3 4 5 metres

DRG No CIR-SK5A