

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights

App Ref: 221871/HOU

Address: 2 Bramblings, Caversham, Reading, RG4 7XB

Proposals: Ground floor extension abutting existing garage

Case Officer: Marcie Rejwerska

Applicant: Mr Graham Lightfoot

Date received (valid from): 14 December 2022 Target Decision date: 8 February 2023

1. SITE DESCRIPTION

The application site is a detached two-storey dwelling on Bramblings in Caversham. There is a standalone garage on the side of the property which is set back from the road by way of a paved driveway and front garden. Bramblings is a residential road, characterised by detached properties with attached garages. The property is not listed nor in a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey extension to the front and rear to connect the garage to the main dwelling. The extension measures 2.2m depth x 1.25m width at the front side of the property, with a setback of over 4m from the front elevation. At the rear, the extension measures 2.23m in depth x 4.72m in width. The proposed extension will have a pitcher roof to match the existing, set down from the ridge of the existing garage.

Plans considered

1363-3, Block and location plan, dated December 2022, received 14 December 2022

1363-1 Rev. A, Existing plans and elevations, dated November 2022, received 14 December 2022

1363-2, Proposed plans and elevations, dated December 2022, received 14 December 2022

3. RELEVANT PLANNING HISTORY

211793 - Ground floor extension, conversion of garage and construction of an attached garage and repitching of roofs. - Application refused on 24/01/2022; Appeal ref APP/E0345/22/3292725 Dismissed on 28/6/2022

4. CONSULTATIONS

The following addresses were consulted by letter.

3 Bramblings, Caversham, Reading, RG4 7XB

1 Hunters Chase, Caversham, Reading, RG4 7XE

5 Hunters Chase, Caversham, Reading, RG4 7XE

3 Hunters Chase, Caversham, Reading, RG4 7XE

1 Bramblings, Caversham, Reading, RG4 7XB

No letters of representation 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
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
H9 (House Extensions and Ancillary Accommodation)

SPG/SPD

A Design Guide to House Extensions SPG

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 extensions are modest in size and subservient to the main dwelling. The proposal is therefore considered acceptable in terms of scale. The design is also sympathetic to the host dwelling and its surrounding area and is not considered to pose a risk to outlook.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. Policy H10 seeks to ensure that the amenity of gardens and other outdoor areas are not compromised. 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.

- Privacy and overlooking;
 - New windows are not considered to pose a risk of overlooking.
- Overbearing effects;
 - No identified risk.
- Sunlight and daylight;
 - No identified risk.

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

GRANT PERMISSION

Recommended Conditions:

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AP1

M1