

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights

App Ref: 230477/HOU

Address: 176 Upper Woodcote Road, Caversham, Reading, RG4 7JU

Proposals: Proposed single storey rear extension to replace existing conservatory.

Case Officer: Sian Hickey

Applicant: Mr & Mrs Lloyd Pople

Date received (valid from): 12 April 2023 **Target Decision date:** 7 June 2023

1. SITE DESCRIPTION

The application site is a detached dwelling located in a large plot in Upper Woodcote Road. The property is not a listed building, nor does it fall within a conservation area. The surrounding area is predominantly residential consisting of detached dwellings varying in style.

Site photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a proposed single storey flat roofed rear extension to replace an existing conservatory. The proposed extension would have a width of 7.758m and a depth of 4.2m.

Plans considered:

Drawing No. POPLE-0423-05 - Location Plan

Drawing No. POPLE-0423-04 - Block Plan

Drawing No. POPLE-0423-03 - Existing Floor Plans and Elevations

Drawing No. POPLE-0423-02 - Proposed Elevations

Drawing No. POPLE-0423-01 - Proposed Floor Plans

As received 12th April 2023

3. RELEVANT PLANNING HISTORY

941013 - Demolition of existing bungalow and detached garage, erection of two storey dwelling with integral garage. - Permitted

900641 - Brick skin to the existing building, new garage and lounge extension. - Permitted

4. CONSULTATIONS

The following addresses were consulted by letter.

174 Upper Woodcote Road, Caversham, Reading, RG4 7JU

174A Upper Woodcote Road, Caversham, Reading, RG4 7JU

178 Upper Woodcote Road, Caversham, Reading, RG4 7JU

15 Gurney Close, Caversham, Reading, RG4 7LE

17 Gurney Close, Caversham, Reading, RG4 7LE

Letters of representation have been received as follows: None

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)

SPD

Design Guide to House Extensions SPD 2021

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.

In terms of design, the proposed extension is considered suitable. The proposed extension is subservient to the host dwelling and the site is capable of taking an extension of this size and scale. The proposed extension is contained at the rear of the property and will not be visible from the street, therefore posing minimal risk of harm to the streetscape. There are many other rear extensions within the vicinity, therefore the proposal is not considered out of character for its location. Overall, it is not considered that the proposed extension would cause harm to the character and appearance of host dwelling or the surrounding area.

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.

There is a significant distance between the proposed extension and the neighbouring property at no. 178 Upper Woodcote Road and therefore there are no risks of the proposed extension causing any harm to this neighbour. With regards to the neighbouring property at no. 174 Upper Woodcote Road, the proposed extension replaces an existing conservatory, the proposed development will be more noticeable to the residents of this neighbouring property due to its increase in depth, proximity to boundary, and materials. However, the proposed extension is single storey in nature and it is not considered to be harmful in respect of privacy and overlooking, overbearing effects or visual dominance. There are also no identified risks in relation to loss of sunlight and daylight. Therefore, the proposal therefore complies with policy H9 and CC8 of the Reading Borough Local Plan 2019.

Archaeology

Original comments were received from Berkshire Archaeology as follows:

There are potential archaeological implications with this proposed development as demonstrated by Berkshire Archaeology's Historic Environment Record. The site lies on gravel terraces above the River Thames that have been a focus for settlement activity since Prehistory. Evidence for this comes from 177, where features of Roman date have been found. Evidence from the immediate surrounding area suggest the presence of Late Prehistoric and Roman activity with a suggestion of a sizable settlement in the vicinity. Although this is not a largescale development, the close proximity to known archaeology warrants some form of mitigation.

As shown, the application site falls within an area of archaeological significance and archaeological remains may be damaged by ground disturbance for the proposed development. It is therefore recommended that a condition is applied.

Following the above comments, evidence was supplied by the applicant regarding the archaeological condition for their proposed development.

Berkshire Archaeology responded as follows:

Based on the plans and images supplied I am satisfied that the new foundations are being constructed within/or sufficiently close enough to the demolished footprint of the previous dwelling.

I am also satisfied that there is a substantial depth of made ground that the proposed construction will not impact any potential surviving archaeology.

As such I would recommend that the suggested archaeological condition be removed from this application.

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

Recommended Conditions:

TL1 - Time limit

AP1 - Approved plans

M1 - Materials