DELEGATE REPORT - DOUBLE STOREY EXTENSION

Address: 24 Hawthorne Road, Caversham.
Application No.: 02/00360/FUL
Proposal: Two storey rear extension and erection of new garage (demolition of existing garage).

Relevant Policies: Policy HSG 8 (House Extensions) of the Reading Borough Local Plan and supplementary planning guidance 'Development Control Guidance Note 3 : House Extensions, March 1992'.

Objections Received (summarise): None

Consultation Responses: Transport Strategy advised no transport objections to this application.

Planning History: There is no relevant planning history relating to this site.

1. Would the proposed works be in keeping with the architectural character and overall appearance of the building/structure (incl. matching roof and pitch)? If not, is there any justification for approval? YES : The amended plans incorporate a lower ridge-line and a half-hipped roofline to the proposed two storey rear extension. As such, the proposal appears subservient to the original dwelling and is not considered to be detrimental to the character of the original dwelling or the neighbouring properties. Whilst, the duality of this dwelling and the adjacent property (25 Hawthorne Road) is noted, the proposal is not considered to be significantly detrimental to the overall character of the street-scene.

2. Would the proposed works be sited at least one metre from the side boundary of the property (Y, N, N/A)? If not, is there any justification for approval? YES

3. Would the proposed works extend more than four metres from the rear of the house (Y, N, N/A)? If so, is there any justification for approval? NO

4. Would the proposed works be closer than a line taken at 45 degrees from the middle of any window of a principal room in a neighbouring property (Y, N, N/A)? If so, is there any justification for approval? NO

5. Will the proposal result in the loss of amenity of neighbouring properties in terms of loss of daylight, overlooking or over-dominating visual bulk to the rear, left or right of the proposed extension (Y, N, N/A)? NO : The proposal would allow for views over rear garden area of 22 Hawthorne Road. However, due to the orientation of this dwelling the private amenity area located directly to the rear of 22 Hawthorne Road will be screened from view. As such, 22 Hawthorne Road will retain a reasonable level of privacy and the proposal is therefore deemed acceptable.

6. Would the proposed works reduce the amount of usable amenity space for the property to an unacceptable degree (Y, N, N/A)? If yes, is there any justification for approval? NO

7. Would the proposed works result in the loss of trees in the garden or put significant trees at risk (Y, N, N/A)? If yes, is there any justification for approval? NO

8. Are the proposed works respectful of the character and layout of the surrounding area? YES

9. Other issues warranting assessment: The proposed new garage would be 4.5m in height and located on the boundary of 25 Hawthorne Road. An existing garage is already located in this position and is to be demolished. Whilst the replacement garage is 0.5m over the general height deemed acceptable, it is not considered to be significantly detrimental to the adjacent property and as such is recommended for approval. Due to the large size of the garage it is recommended that any approval incorporate a condition to restrict its use soley to that ancillary to the existing dwelling house.

Recommendation:
The authorised delegate of the Local Planning Authority is of the opinion that the proposal will not cause material detriment to existing amenity and is designed to be in keeping with the existing building and surrounding area. The proposal therefore warrants approval, subject to appropriate conditions.