

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham

App Ref: 230110/HOU

Address: 1 Oxford Street, Caversham, Reading, RG4 8HN

Proposals: Two storey rear extension and single storey rear extension with roof lantern and internal alterations

Case Officer: Ryan Allen

Applicant: Mr & Mrs Newlan Newland

Date received (valid from): 29 January 2023 **Target Decision date:** 6th April 2023

1. SITE DESCRIPTION

Site visit date: 10/02/23

The application site is a two-storey, end of terrace dwellinghouse, located on Oxford Street, Caversham. Properties on Oxford Street present a relatively uniform frontage in terms of character and design. The property itself is not a listed building, nor does it fall within a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the erection of a single and two-storey rear extensions, complete with roof lanterns and internal alterations. The two-storey rear extensions seeks to measure at approximately: 3.4m in depth, 4m in width, 5.5m in ground to eaves height and a total height of 6.8m. The single-storey rear extension seeks to measure at approximately: 2.6m in depth, 4m in width, 2.6m in ground to eaves height and 3m in total height.

Plans considered:

Received 29/01/23

Drawing No: 22081.S.PP-01 - Existing Ground Floor Plan - dated 09/22

Drawing No: 22081.S.PP-02 - Existing First Floor Plan - dated 09/22

Drawing No: 22081.S.PP-03 - Existing Elevations - dated 09/22

Drawing No: 22081.S.PP-04 - Proposed Ground Floor Plan - dated 09/22

Drawing No: 22081.S.PP-05 - Existing First Floor Plan (*Incorrect Title*) - dated 09/22

Drawing No: 22081.S.PP-06 - Proposed Elevations - dated 09/22

Drawing No: 22081.S.PP-07 - Location Plan - dated 01/23

Drawing No: 22081.S.PP-08 - Block Plan - dated 01/23

Received 17/02/23

Drawing No: 22081.S.PP-05 - Proposed First Floor Plan - dated 09/22

Received 22/03/23

Drawing No: R3381/a - Preliminary Bat Roost Assessment - dated 03/23

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter.

58 Prospect Street, Caversham, Reading, RG4 8JN
3 Oxford Street, Caversham, Reading, RG4 8HN

Letters of representation have been received as follows:

Objection

1: LOSS OF LIGHT AND OVERSHADOWING- These terrace houses are very narrow and 1 Oxford Street is set higher up the hill and so is higher than my property therefore the proposed large first floor extension to 1 Oxford street would result in a significant loss of light to all of the windows on the rear of the house, These being the kitchen, living/dining room and first floor bedroom, at all times of the day but particularly in the morning because of the orientation of the houses. I note the indication of a 45% angle to the bedroom window but this fails to take account of the fact that the extension will overshadow, ie cast a complete shadow, over the entire back of the house for much of the day resulting in a significant loss of light to the all of those rooms listed above.

2. LOSS OF PRIVACY- The proposed first floor extension will have a large window overlooking the garden of my property. The current window is far smaller and obviously set much further back on the property. This large window will be imposing and dominant and will severely impact the perceived and actual privacy of my garden.

I also have concerns about demolition and construction of foundations around a party wall, however, I understand these may not be pertinent here.

Internal

Transport

Transport were consulted to confirm whether or not the proposal would need to include a supporting CMS given Oxford Street is a permit holder road with limited shared parking bays were parking is permitted for a maximum of two hours. It was concluded a scaled down CMS would be required to support the application.

Ecology

Comments received stated: *The application site is an end of terrace house where it is proposed to add a two storey rear extension. The works will significantly affect the roof and images on Google Maps suggest the building may have features present that could be suitable for use by roosting bats. There are clear ecological networks connecting the site to these habitats in the wider landscape. Furthermore, there is a maternity bat roost in a neighbouring property on the same street. As such, there is a risk that the proposals may affect roosting bats and a bat survey report will need to be provided before this application can be determined.*

A 'Preliminary Bat Roost Assessment' was provided on 17/03/23, to which Ecology deemed the findings sufficient to demonstrate the proposal's risk to bats as 'minimal': *The Bat Roost Assessment (John Wenman Ecological Consultancy, March 2023, Ref: R3381/a) has been taken to the appropriate standard and concludes that the risk of bats being affected by the proposals is minimal. As such there are therefore no objections to this application on ecology grounds.*

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)

TR3 (Access Traffic and Highway-related Matters)

EN12 (Biodiversity and the Green Network)

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 design of the two-storey element of the proposal is considered to be respectful to the host dwelling and surrounding area. The proposal does not seek to exceed the height of the existing ridge and the pitched roof design matches that of the existing. The adjoining single-storey extension would differ from the aforementioned by having a flat-roof design. Whilst this is not best complementary to the host dwelling, the location to the rear of the property is considered beneficial as it's out of view from the public domain.

The cumulative depth of the proposal as a whole does exceed the recommended 4m projection in the Reading Borough Council Design Guide to House Extensions SPD (2021) by sitting at a depth of 6m. Although, these additions to the property seek to replace existing single-storey element to the rear of the dwelling and does not project further than is existing. Given the application site's tight curtilage, this could be seen as an issue in isolation. However, as the proposal does not project further than existing and marries single and two-storey elements to achieve this, on balance, the application is compliant with policies CC7 & H9 of the Reading Borough Council Local Plan (2019).

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.

The property is an end of terrace dwelling, with public alleyway to the east separating the dwelling and what is currently a car park for 58 Prospect Street. To the west is neighbouring property, 3 Oxford Street. The single-storey aspect of the proposal is effectively a replacement of the existing property and the overall proposal does not seek to project any further than the existing dwelling currently sits.

Although the two-storey aspect of the proposal would be an entirely new addition to the dwelling, it is not considered to pose overbearing or sunlight issues to neighbouring property, 3 Oxford Street. 3 Oxford Street has a single-storey element existing that effectively mirrors the existing single-storey element at the application site. Given this, the nearest habitable window to the neighbouring property in question a second-storey window, presumably for a bedroom. Plans demonstrate the recommended Reading Borough Council Design Guide to House Extensions SPD (2021) 45° rule of thumb from the two-storey extension to the aforementioned habitable window and the positioning of the extension to the north elevation further mitigates the potential for loss of light.

As the projection of the two-storey element of the proposal seeks to project approximately 3.4m from the host dwelling and the single-storey aspect of the neighbouring property is to the rear, it is not considered to pose an overbearing effect on 3 Oxford Street. Similarly with the rear window included on the two-storey extension; although the existing rear window is further set back, the size and positioning of the new window would be closer to the boundary with 3 Oxford St than the existing off-set window location, but would maintain views down the garden rather than towards the neighbour and the change would not result in harmful overlooking. Although it is acknowledged that the two-storey extension would inevitably change the outlook for said neighbouring property, it is not considered significant enough to warrant refusal.

It is also important to note that at the aforementioned plot to the east of the property that is currently the car park for 58 Prospect Street, a two-storey, detached, single family dwelling has been permitted under application 211478. It is considered that the proposal would not pose negative impacts in terms of residential amenity to this property due to the location of the newly permitted dwelling and the proposed second storey window to the east elevation of the host dwelling would have an outlook of the west elevation of said property, rather than any amenity space.

Overall, the proposal is considered compliant with policies CC8 & H9 of the Reading Borough Council Local Plan (2019).

Ecology

As the site is located in close proximity to several areas of habitat of high suitability for use by foraging and commuting bats, a Preliminary Bat Roost Assessment was requested to be commissioned to assess the proposal's potential to harm protected species. A 'Preliminary Bat Roost Assessment' was provided, to which Ecology deemed the findings sufficient to demonstrate the proposal's risk to bats as 'minimal': *The Bat Roost Assessment (John Wenman Ecological Consultancy, March 2023, Ref: R3381/a) has been taken to the appropriate standard*

and concludes that the risk of bats being affected by the proposals is minimal. As such there are therefore no objections to this application on ecology grounds. Overall, the proposal is compliant with policies EN12 & H9 of the Reading Borough Council Local Plan (2019).

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

AP1

M1

PD5

C2