

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights

App Ref: 231040/HOU

Address: 20 Chazey Road, Caversham, Reading, RG4 7DS

Proposals: Proposed single storey rear extension, first floor side extension, garage conversion and front extensions to form porch. Proposed dropped kerb and relocation of existing dropped kerb, rendering of the existing external brickwork.

Case Officer: Sian Hickey

Applicant: Mr Chetan Parekh

Date received (valid from): 25 July 2023

Decision date (ext): 11 October 2023

1. SITE DESCRIPTION

The application site is a two storey detached dwelling located on the Northern side of Chazey Road in Caversham. The property has an attached double garage at the side of the dwelling. The property is set considerably back from the road by way of a driveway and front garden. The property has a large rear garden similar to other properties on the north side of Chazey Road, which back onto Mapledurham Playing Fields. The property is not a listed building, nor does it fall within a conservation area.

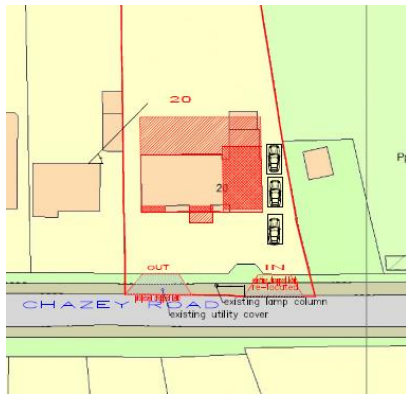
Site visit date: 09/08/2023

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a proposed single storey rear extension. The proposed extension would have a maximum depth of 6m beyond the rear wall of the existing dwelling. The extension would extend across the full width of the existing dwelling with a stepped in section to create a covered veranda area. The proposed extension would have a flat roof and with two roof lanterns and a terrace area with a surrounding glass railing. A first floor extension is proposed at the side of the dwelling over the existing garage. One of the garage spaces is to be converted into habitable space. The proposal also includes two first floor front extensions and fenestration changes, and a new open porch with a flat roof. A new dropped kerb is proposed at the front of the site, and the existing dropped kerb would be relocated.



Existing Elevations:



Proposed Elevations:



Plans considered

- Drawing No. CC-05 - Proposed Ground Floor plan received 25th July 2023
- Drawing No. CC-06 R1 - Proposed First Floor plan received 3rd October 2023
- Drawing No. CC-07 R1 - Proposed Elevation plans received 4th October 2023
- Drawing No. CC-02 - Existing Floor plans received 25th July 2023
- Drawing No. CC-03 - Existing Roof plan received 25th July 2023
- Drawing No. CC-04 - Existing Elevation plans received 25th July 2023
- Drawing No. CC-01 R1 - Location and Block plans received 11th September 2023

3. RELEVANT PLANNING HISTORY

141925 - Two first floor front extensions, replace front boundary wall with fencing, replace the flat roof to the rear with a pitched roof, and rendering of the existing external brickwork. - PERMITTED

140434 - First floor side and rear extensions to form an annexe. - PERMITTED

130356 - Two storey side and rear, single storey front and side extensions and two front and rear dormers. - REFUSED

091031 - Demolition of existing house and erection of block of 8 flats (6 x 2 bed and 2 x 1 bed) with parking and amenity space (Resubmission of planning application 08/00441/FUL). - REFUSED

080648 - Demolition of existing house and erection of Block of 9 x 2 bed Flats with parking and amenity space. - REFUSED

4. CONSULTATIONS

Ecology

The application site is a detached house located in a residential area of Caversham where the proposals include a two-storey side extension. The site is surrounded by habitat that will be used by foraging and commuting bats (including open space associated with Mapledurham playing fields to the rear with an area of woodland less than 10metres to the east) and there are numerous records of roosting bats in the vicinity.

The bat survey report (Urban Tree Experts, July 2023, ref: SPH/ESR-23/25.06) has been undertaken to the appropriate standard and detail the results of a preliminary bat roost assessment and three further bat emergence/re-entry surveys. A number of bat droppings were found inside the loft (Preliminary Roost Assessment - Arbtech, September 2022) under the central ridge indicating that the property has supported a brown long eared bat roost. However, no bats were observed emerging or entering the property during the subsequent surveys. The report concludes that because of the droppings, the loft was most probably occupied historically by brown long eared bat and there is no evidence to suggest current bat roosting. Nonetheless, as bats are highly mobile mammals, it is possible that bats could be present when works start. As such, the report recommends that non-licenced precautionary measures should be adopted during construction works. A condition should be set to ensure that the measures outlined in the document are followed.

Natural Environment

No objections to the house proposals.

The planned additional access and relocation of the existing access requires the removal of a portion of hedge to allow for the new access.

Given the relocation of the existing access, the loss can be mitigated by new hedge planting on the frontage where the existing access will be stopped-up.

As such, there are no objections subject to condition to secure submission of landscaping.

Transport

As part of the proposed works, the application seeks to relocate the existing dropped kerb towards the eastern boundary, A new access is proposed along the western boundary providing an in / out facility. I am happy that the appropriate visibility splays can be achieved for the new access.

A minimum distance of 1m is required between the lamp column located in the grass verge and access, this should be illustrated on plans. In principle there are no Transport objections to this application, however revised plans illustrating the location of the lamp column in relation to the vehicle dropped crossings is required as well as the location of utility covers located in the footway.

The garage is to be retained and there is additional parking available on site, this is therefore deemed acceptable.

A licence will be required to undertake all works on the public highway which includes alterations and introductions of vehicle crossings and the partial removal of grass verges.

Planning Officer note: Following the above comments received from the Transport Officer, a revised Block Plan was submitted and further comments were received below.

The plan is deemed acceptable.

Should the utility cover located in the footway require any adjustments, the cost of this would be fully met by the applicant and licences from the Highways Department required.

Discussions with agent

Planning officers originally had concerns regarding the design of the front elevation of the property and the proposed roof terrace at the rear. Subsequently, the agent submitted amended plans to overcome the concerns raised. The area of the proposed roof terrace has been reduced significantly, and the front elevation has removed the pitched roofs from the first floor windows to keep a simpler form other than the dominant front porch area.

The following addresses were consulted by letter:

22 Chazey Road, Caversham, Reading, RG4 7DS

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)
TR5 (Car and Cycle Parking)
EN12 (Biodiversity and the Green Network)
EN14 (Trees, Hedges and Woodlands)

SPD

Design Guide to House Extensions SPD 2021

Revised Parking Standards and Design SPD 2011

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 property is sufficiently set back from the road to prevent the proposed side extension being visually dominant or overbearing on the immediate area. The width of the side extension would not exceed half the width of the original dwelling and is considered a subservient addition. The side extension would be set down from the ridge line of the main roof. The extension would have a hipped roof which is considered to integrate well with the host dwelling.

The proposed rear extension is considered acceptable in terms of scale and design. Although large, it is considered the plot is capable of taking an extension of this size. The extension would be contained at the rear and set away from both side boundaries therefore it is not considered to pose a risk to harm to character of the area or the main dwelling.

The front extensions are considered minor in scale. The proposal includes rendering the brickwork and light grey cladding. It is considered that along with the fenestration alterations, the proposals would modernise the appearance of the existing dwelling. Although these proposals will change the character of the property slightly, on balance, it is considered that the proposals are acceptable in terms of design. Many of the neighbouring properties in Chazey Road have been significantly altered/extended and the character of the street has changed. Although cladding is not common in the immediate surrounding area, many of the properties are rendered.

It is also noted that the proposed single garage does not conform to the Parking Standards SPD, however, the proposed block plan illustrates there is enough space on the existing driveway to provide 3 off road parking spaces and therefore the potential loss of the garage space is not considered harmful.

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 are no identified risks of the proposed extensions causing overbearing effects to the neighbouring properties. The immediate plot adjacent to the proposed side extension facilitates a pumping station. With regards to number 22 Chazey Road, there is a sufficient distance between this property and the proposed rear extension. Furthermore, as the properties are located on a gentle hill, no.22 is elevated above the application site which reduces the impact of the development to this neighbour. There are no identified risks with regards to privacy and overlooking concerns, the two new windows located in the first floor side extension are to facilitate a W/C and shower room and would therefore be obscure glazed. A condition is

recommended to secure this. The proposed roof terrace above part of the proposed ground floor rear extension would be significantly set away from No.22 Chazey Road, furthermore largely screened by the roof of the existing outbuilding in the garden of No.22. The terrace would also be largely screened by the high hedge to the East side of the property. There are also no identified risks of the proposals causing loss of sunlight and daylight.

The property has a large rear garden and therefore the amount of amenity space retained is considered acceptable. The proposal would not result in an unacceptable loss of biodiversity.

Trees

Policy EN14 states that individual trees, groups of trees, hedges and woodlands will be protected from damage or removal where they are of importance, and Reading's vegetation cover will be extended.

No mature trees are currently present within 15m of any proposals, however the proposed development requires the removal of a portion of hedge at the front of the property to allow for the new access. New hedge planting will be required and therefore a condition is attached to this permission to secure submission of landscaping details.

The proposal complies with policies H9 and EN12 of the Reading Borough 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:

Time Limit
Materials
Approved Plans
Landscaping
Bats
Vehicle Parking
Vehicle Access