

DELEGATED PLANNING APPLICATION REPORT

Ward: Caversham Heights

App Ref: 230240/VAR

Address: 27 St Peters Avenue, Caversham, Reading, RG4 7DD

Proposals: Single storey and first storey extension to the rear of the dwelling (variation of condition 2 - approved plans of planning permission 220884 to allow for further extension of permitted single storey extension) amended

Case Officer: Beatrice Malama

Applicant: Mr & Mrs Isan & Artane Haxhilari

Date received (valid from): 27 February 2023 **Agreed Decision date:** 30 June 2023

1. SITE DESCRIPTION

St Peters Avenue and the surrounding area comprises of mainly residential properties. The area is characterised by detached dwelling houses with large back gardens and flats. Extensions to original buildings have become part of the character of the area. Many properties in the area vary in size, design and style.

The application site is a detached dwelling house located south-west of St Peters Avenue at the junction of Kelmscott Close and St Peters Avenue. The house is built of brick with a part flat and part pitched roof. The property appears to have made a number of alterations to the original building which include a flat roof single storey side and rear extension.



Figure 1: Aerial view of the site

2. BACKGROUND, PROPOSAL AND SUPPORTING INFORMATION

Planning Application 220884/HOU for the proposed Single storey and first storey extension to the rear of the dwelling was permitted on 5 October 2022.

This application has been submitted under s73 of the Town and Country Planning Act (1990), to vary condition 2 (approved plans) of planning permission 220884/HOU. The proposed variation involves a further extension of the permitted single storey extension. No other changes to the approved plans have been proposed as part of this application.

Plans approved under planning application 220884/HOU

Drawing No. 3840/200 Rev C - Block and Location Plan
Drawing No. 3840/201 Rev C – proposed Ground Floor Plan
Drawing No. 3840/202 Rev C – Proposed First and Second Floor Plans
Drawing No. 3840/203 Rev C – Proposed Elevations
Received on 28th September 2022

Plans considered under planning application 230240/VAR

Drawing No. 3840/200 Rev D - Block and Location Plan dated 28 September 2022, received on 28 February 2023
Drawing No. 3840/201 Rev D – proposed Ground Floor Plan dated 23 February 2023, received on 28 February 2023
Drawing No. 3840/202 Rev D – Proposed First and Second Floor Plans dated 23 February 2023, received on 28 February 2023
Drawing No. 3840/203 Rev D – Proposed Elevations dated 23 February 2023, received on 28 February 2023

3. RELEVANT PLANNING HISTORY

Planning Application Ref. 220884/HOU - Single storey and first storey extension to the rear of the dwelling – application permitted - 5 October 2022.

Planning Application Ref. 181078/HOU - Loft conversion, raising height of the ridge, installation of dormer Window – application permitted – 12 September 2016

4. CONSULTATIONS

The following addresses were consulted by letter.

1 Kelmscott Close, Caversham, Reading, RG4 7DG
29 St Peters Avenue, Caversham, Reading, RG4 7DH
25 St Peters Avenue, Caversham, Reading, RG4 7DD

No letters of representation have been 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. Assessment

An application submitted under s73 allows the Local Planning Authority to only consider the proposed amendments. All other matters remain as approved under planning permission 220884/HOU. If permission to amend the plans is granted, this has the effect of granting a new planning permission for the development.

The proposed change in the width of the permitted ground floor would not result in a material change in the overall size and appearance from what was originally approved. The proposal change is considered to be marginal and therefore would not harm the character and appearance of the host house, neighbouring houses and the street scene. Further, the ground floor would not be visible from both St Peter's Avenue and Kelmscote Close and thus any potential visual harm is eliminated. Furthermore, given that there is no increase in height, neighbouring properties would not negatively impacted upon as such it is considered that the proposed changes would not have a detrimental impact on the living conditions of neighbouring occupants.

RECOMMENDATION

It is recommended that permission be granted for the Section 73 to vary condition 2 (approved plans) of planning permission 220884/HOU subject to relevant conditions.