

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights

App Ref: 230687/HOU

Address: 24 St Peters Avenue, Caversham, Reading, RG4 7DD

Proposals: Single storey rear and front extension, part garage conversion, rendering, window/door and roof tiles replace

Case Officer: Gary Miles

Applicant: Mr and Mrs Reynolds

Date received (valid from): 18 May 2023 **Target Decision date:** 19th September 2023

1. SITE DESCRIPTION

The property is a large 2 storey detached 1970's dwellinghouse located on the southern part of St Peters Avenue, situated in the ward of Caversham Heights. The road is characterised by a mixture of properties in all shapes and sizes, but predominantly large detached properties and properties converted to apartments, constructed using red brick with tiled pitched roofs. The property has a rear garden and driveway parking for 2 vehicles and an area of lawn to the front. The property is largely screened from the road by vegetation and a large Beech tree is present to front of the property which subject to a Tree Preservation Order (TPO). The property is not listed nor is it within a conservation area.

Site visit date: 15th June 2023

2. PROPOSAL AND SUPPORTING INFORMATION

The application is for a modest size single storey rear extension with lean-to roof and 2 velux style roof lights. Double glazed window, French doors to one side and bi-fold doors to rear elevation. Single storey front extension - effectively pulling the front elevation forwards to increase the size of the living room and hall, hipped and part pitched style roof. Converting the existing front dormer over the garage to a pitched roof. Part garage conversion to include utility room and study with new window to front and side elevations. Walls to be rendered in off-white. Existing and new window and doors replaced with off-white aluminium double glazing. Roof tiles to be replaced with slate effect tiles.

Plans and documents received 19th May 2023:

Drawing no: MAP-C4475-001-0 Plans-Location & Proposed Site - dated 30.01.2023

Drawing no: MAP-C4475-111-B Plans-Ground, First & Roof Level-Existing GA - dated 30.01.2023

Drawing no: MAP-C4475-180-B Elevations-Existing GA - dated 30.01.2023

Drawing no: MAP-C4475-211-0 Plans-Ground & First Level-Proposed GA - dated 30.01.2023

Drawing no: MAP-C4475-241-A Plans-Roof Level & 3D Views-Proposed GA - dated 30.01.2023

Drawing no: MAP-C4475-280-A Elevations-Proposed GA - dated 30.01.2023

Received 31st July 2023:

Land Arb Solutions Arboricultural Statement - dated 25.07.2023

Received 12th September 2023:

Drawing no: MAP-C4475-241-B Plans-Roof Level Proposed GA - dated 12.09.2023

3. RELEVANT PLANNING HISTORY

101466 - T10 Beech - Crown lift by removing and reducing minor branches to provide up to 4.5m clearance above ground level - Permitted Aug 2010

230804 - Crown lift to remove low branches that could be damaged by passing vehicles and fall below head height - Permitted June 2023

4. CONSULTATIONS

The following addresses were consulted by letter:

26 St Peters Avenue, Caversham, Reading, RG4 7DD

9 St Peters Hill, Caversham, Reading, Berkshire, RG4 7AX

22 St Peters Avenue, Caversham, Reading, Berkshire, RG4 7DD

11 St Peters Hill, Caversham, Reading, RG4 7AX

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)

EN14 (Trees, Hedges and Woodlands)

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.

Officers consider the proposed changes to the first floor front dormer (pitched roof) over garage and the extension to the living room and hall (part hipped/part pitched roof) will enhance the host property. Whilst the part garage conversion will change the look of the front elevation, officers consider the choice of materials, window style and render will enhance the property.

Officers do not consider the proposal to be overbearing in terms of scale or design and therefore the proposal is considered compliant with policies CC7 and H9 of the Reading Borough 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 proposed extensions to the front and back of the property are of a modest scale in relation to the host property, the proposed extension are on the ground floor only with the exception of the pitched roof above the existing front dormer over garage, however no additional windows are to be installed at first floor level so officers do not consider the proposal to take away any privacy from the nearest neighbours at no.22 St Peters Avenue. The proposal is not considered to be harmful to neighbouring properties in terms of privacy, nor harmful to amenity.

The proposal is considered compliant with policies CC8 and H9 of the Reading Borough Local Plan 2019.

Trees

The Natural Environment Officer was consulted as part of this application due to a number of mature trees surrounding the property one of which is subject to a TPO. Officer comments below:

'I can confirm that this is acceptable to demonstrate that the development and it's implementation result is no harm to adjacent trees. There was some confusion over the parking given the layout provided (showing two parallel parking spaces) with no reference to the existing driveway. However I note that the Tree Protection Plan shows those two parallel spaces and how they are provided within the current hard standing, i.e. it indicates that no driveway/ground works are required within RPAs'.

The proposal is considered compliant with policies CC7 and EN14 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

Recommended Conditions:

TL1

AP1

L7A