

## DELEGATED HOUSEHOLDER APPLICATION REPORT

**Ward:** Thames

**App Ref:** 221335/HOU

**Address:** 32 Mill Green, Caversham, Reading, RG4 8EX

**Proposals:** A single storey rear infill extension.

**Case Officer:** Gary Miles

**Applicant:** Kieran Lynch

**Date received (valid from):** 27 September 2022      **Target Decision date:** 29 November 2022

### 1. SITE DESCRIPTION

**Site visit date:** 10/10/2022

This application is submitted jointly with 34 Mill Green, Caversham, Reading, RG4 8EX.

The application site is an early 1900's 3 storey terraced dwellinghouse, located at 32 Mill Green. Mill Green is characterised by terraced, semi-detached and detached properties of similar character but varying in style, constructed using a mixture of red brick and red tiled roofs. A number of properties have been subject to rear extensions of differing styles over the years.



Site visit photo: front elevation



Site visit photo: rear elevation



Site visit photo: rear garden

The site is located within a row of similar style terraced properties located between Mill Green to the south and Send Road to the north. The property benefits from a long narrow north facing rear garden with a detached garage and driveway parking for 1 car. The property itself is free from trees. The property is not listed nor is it located within a conservation area. Neighbouring properties have single storey rear extensions of differing style and design.

## **2. PROPOSAL AND SUPPORTING INFORMATION**

The original application was for a proposed single storey rear infill extension with mono-pitched roof with a gable end sloping downwards to a box gutter which will adjoin the neighbouring property at No.34 Mill Green. The eaves height will measure 2145mm and the ridge height will measure 4000mm which will replace the roof of the existing projection. There will be 3x roof windows to the side plane of the roof.

Plans considered:

Drawing: Site Block Plan - dated 27/08/22

Drawing: Site Location Plan - dated 27/08/22

Drawing: Existing Floor Plans - dated 22/04/22

Drawing: Existing Elevations - dated 22/04/22

Drawing: Proposed Floor Plans - dated 06/05/22

Drawing: Proposed Elevations - dated 06/05/22

Received by the Local Planning Authority on 8<sup>th</sup> September 2022

The original proposed application and plans (above) failed to comply with policies CC7, CC8 and H9 of the Reading Borough Council Local Plan 2019 and the Design Guide to House Extensions 2021. The proposed eaves level of 2.145m was deemed too high and the proposed projection of 5.5m was deemed too deep - the proposed infill application would have reduced sunlight and daylight and would have created a tunnelling affect between 32 and 34 Mill Green.

Further dialogue was had between planning officers and the agent. The agent agreed to reduce the proposed eaves height to 2m from floor level and reduce the infill/rear projection to 4.75m with changes made to the roofline and fenestration. It was agreed that the applicant could build up to the boundary with 34 Mill Green. (No. 34 Mill Green is due to submit their own plans for a similar extension in due course).

Plans considered:

Drawing: Proposed Floor Plans Rev B - dated 30/01/23

Drawing: Proposed Elevations Rev B - dated 30/01/23

Received by the Local Planning Authority on 30<sup>th</sup> January 2023

## **3. RELEVANT PLANNING HISTORY**

No information stored on the Local Planning Authority database.

## **4. CONSULTATIONS**

The following addresses were consulted by letter.

30 Mill Green, Caversham, Reading, RG4 8EX

34 Mill Green, Caversham, Reading, RG4 8EX

No letters of representation have been received by the Local Planning Authority.

### **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 2021

## **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 proposed single storey rear infill extension proposed materials will match with existing materials so as to protect the character and appearance of the property and wider streetscene.

The proposed changes are now considered acceptable in terms of design, quality and scale and thus complies with Policies CC7 and H9 of the Reading Borough Council Local Plan 2019 and the Design Guide to House Extensions 2021.

### **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 single storey rear infill extension now complies with policies H9 & CC8 of the Reading Borough Council Local Plan (2019) and the Design Guide to House Extensions 2021.

## **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.

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## **8. RECOMMENDATION**

Recommended Conditions:

AP1

TL1

M1