

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Thames

App Ref: 230465/HOU

Address: 84 Kings Road, Caversham, Reading, RG4 8DT

Proposals: Proposed restoration of facade

Case Officer: Ryan Allen

Applicant: Mr Jason & Jonathan Blackmore, Tweedy

Date received (valid from): 10 April 2023 **Target Decision date:** 7 June 2023

1. SITE DESCRIPTION

The application site is a two-storey terrace dwellinghouse located on Kings Road, Caversham. The immediate streetscene is majority residential dwellings, all with a similar character and design. The application site is not a listed building nor does it fall within a conservation area. The site is located in Flood Zone 2.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the restoration of the property's façade, including: 4no. solar panels, 2no. roof lights, replacement first floor fenestration and bringing the front door flush with the property.

Plans considered:

Received 10/04/23

Flood Risk Assessment

Design and Access Statement - dated 10/04/23

Drawing No: 086-P- 001 rev. D - Site Location Plan - dated 18/12/22

Drawing No: 086-P- 002 rev. D - Existing Site Plan - dated 18/12/22

Drawing No: 086-P- 013 rev. D - Existing Roof Plan - dated 10/22

Drawing No: 086-P- 020 rev. D - Existing North and South Elevation - dated 10/22

Drawing No: 086-P- 113 rev. G - Proposed Roof Plan - dated 23/03/23

Drawing No: 086-P- 120 rev. G - Proposed North and South Elevation - dated 23/03/23

3. RELEVANT PLANNING HISTORY

23/11/22 - 221756/HOU - Erection of a single storey rear extension and rear roof dormer with 2no. rooflights and 4no solar panels to the front of an existing dwelling - Refused

09/03/23 - 230299/CLP - Construction of a L shaped dormer roof extension and insertion of two roof lights to the rear elevation. - Permitted

4. CONSULTATIONS

The following addresses were consulted by letter.

82 Kings Road, Caversham, Reading, Berkshire, RG4 8DT

86 Kings Road, Caversham, Reading, Berkshire, RG4 8DT

327 Gosbrook Road, Caversham, Reading, RG4 8DY

325 Gosbrook Road, Caversham, Reading, RG4 8DY

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)

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 proposal includes bringing the front door flush with the front of the property, which is something that is present within the streetscene and would marry with the proposed restoration of the bay window and change to first floor fenestration by modernising the property; currently in a state of disarray. Overall, the proposal 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 scale of the proposal is considered minimal and not to compromise amenity for neighbouring properties. As such, the proposal is compliant with policies CC8 & H9 of the Reading Borough Council Local Plan (2019).

Flood Risk

As the proposal site is within flood zone 2, it is required that a flood risk assessment report be carried out and produced to support this application. The submitted report highlights that the proposed ground floor level will be set at the same level as existing.

It is considered that the proposals will not increase the risk of flooding or compromise the safety of the occupants or neighbours should a 1 in 100 year (FZ2) / 1 in 1000 year (FZ3) flood occur. This is in accordance with EA Standing Advice and Policy EN18 of the Reading Borough Local Plan.

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
M3