

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham

App Ref: 230834/HOU

Address: 37 Grosvenor Road, Caversham, Reading, RG4 5EN

Proposals: Part two storey and part single storey side and rear extensions, and new front porch (amended)

Case Officer: Sian Hickey

Applicant: Readings

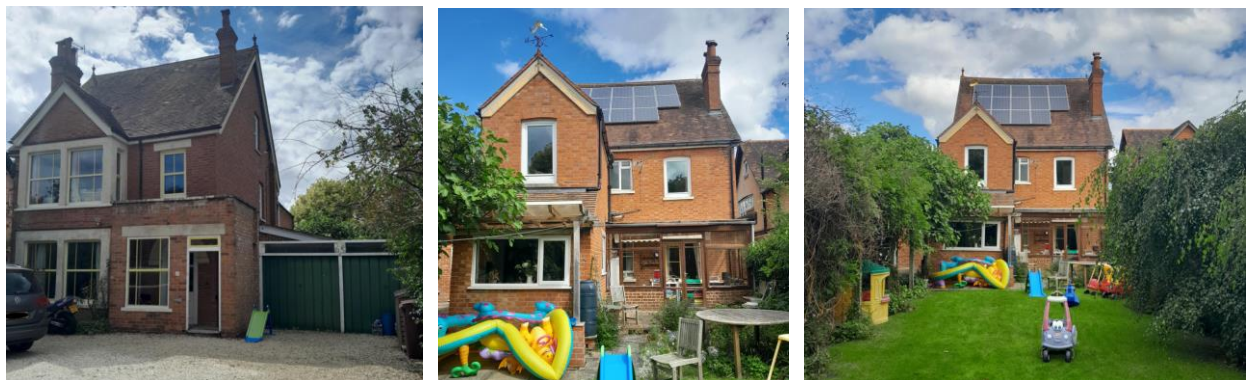
Date received (valid from): 14 June 2023 **Agreed decision date (ext):** 9 January 2024

1. SITE DESCRIPTION

The application site is a detached, two-storey, pitched roof dwelling located on private road, Grosvenor Road in Caversham. The property has an attached double garage at the side, and two storey and single storey projections at the rear. The property is not listed, nor is it situated within a Conservation Area. The surrounding area is predominantly residential.

Site visit date: 01/08/2023

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the removal of the existing front porch and its replacement with a new timber open-fronted porch with a hipped, tiled roof. The porch would have a width of 2m and a depth of 1.3m

A part two storey and part single storey side and rear wrap-around extension is proposed following the removal of the existing single storey attached double garage and the existing rear projections. The maximum width of the proposed side extension is 3.979m, it would be set back from the front elevation of the dwelling and set down from the existing ridgeline. The ground floor rear element of the proposed extension would have a maximum depth of 7m from the original main rear wall of the dwelling. The first floor aspects of the rear extension would be set back, with pitched roofs significantly set down from the ridge height of the main roof.

The proposal also includes removing 7 solar panels from the existing rear roof slope and inserting 3 new solar panels in the south roof slope of the proposed rear extension.



Plans considered:

Drawing No. D01 - Rev 11 - Location and Block Plan

Drawing No. D02 - Rev 11 - Existing Ground and First Floor Plans

Drawing No. D03 - Rev 11 - Proposed Ground and First Floor Plans

Drawing No. D04 - Rev 11 - Existing Loft and Roof Plans

Drawing No. D05 - Rev 11 - Proposed Loft and Roof Plans
Drawing No. D06 - Rev 11 - Existing South and East Elevations
Drawing No. D07 - Rev 11 - Proposed South and East Elevations
Drawing No. D08 - Rev 11 - Existing North and West Elevations
Drawing No. D09 - Rev 11 - Proposed North and West Elevations

As received 28th November 2023

3. RELEVANT PLANNING HISTORY

171395 - Part conversion of existing garage and replacement section of garage roof. - Permitted

4. CONSULTATIONS

The following addresses were consulted by letter.

41 Grosvenor Road, Caversham, Reading, Berkshire, RG4 5EN
19 Moss Close, Caversham, Reading, RG4 5HH
35 Grosvenor Road, Caversham, Reading, RG4 5EN
39 Grosvenor Road, Caversham, Reading, RG4 5EN
35 Grosvenor Road, Caversham, Reading, RG4 5EN

Letters of representation have been received from neighbouring properties with regards to the following concerns:

Privacy, overlooking, loss of light, location of annexe, second residence on site, effects on trees and wildlife, development not in keeping, scale and dominance.

The material considerations are explored in more depth below.

Discussions with agent/applicant

The original scheme submitted included an annexe in the rear garden. Officers had concerns regarding the proximity of the annexe to the existing trees and informed the applicant that a tree survey would be required to assess the impact on trees.

Officers also had concerns regarding the size and scale of the proposed extensions on the original plans and the possibility of the two storey side extension causing an overbearing impact to the neighbouring property at no.35 Grosvenor Road.

Subsequently, revised plans were submitted removing the annexe from the scheme and reducing the overall scale and bulk of the proposed extensions and reducing the roof heights.

Additional consultation letters were sent to neighbours and consultees to inform them of the amendments.

Ecology

The application site is a detached house located in a residential area of Reading. The original proposals included a two-storey side and rear extension. The proposals have been amended to include the removal of the outbuilding and a reduction in size of the extensions.

Our previous response was that the bat survey report (Urban Tree Experts, 25 August 2023, ref: SPH/NP/PEA-23/01.08) had been undertaken to an appropriate standard and concluded that the risk of bats being affected by the proposals is minimal. The amended plans do not alter our comments and as such, there are therefore no objections to this application on ecology grounds.

RBC Transport

The application site is a detached house located in a residential area of Reading. The original proposal consisted of a two storey side and rear extension and detached one-bedroom annexe in the rear garden. The proposal has now been amended to include the removal of the annexe and a reduction in size of the extensions.

As previously advised the proposed works to the main dwelling will result in the loss of the double garage and therefore parking. Plans were not submitted illustrating the proposed parking provision, however aerial images confirm that there is adequate space on the drive to provide the required parking provision.

The amended plans do not alter previously submitted Transport comments, therefore, there are no objections to this application.

RBC Natural Environment

The natural environment team originally objected to the scheme as the impact on trees was not acknowledged. Subsequently, the agent submitted an Arboricultural Impact Assessment letter.

The natural environment officer reviewed the AIA and confirmed that tree protection must be secured during development for one weeping Birch tree, one Maple tree, and one neighbouring Cherry tree. As 1 Fig tree must be removed to enable development, a replacement tree is required.

As these details were not provided prior to a decision, two conditions are attached to this planning permission to secure a simple Tree Protection Plan that establishes a Construction Exclusion Zone in the rear garden, and planting of one replacement tree.

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)

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.

Although the overall proposal is large in scale, it is considered that the plot is capable of taking extensions of the proposed size and scale. The application site and surrounding properties have relatively large rear gardens and many of the neighbouring properties have extensions. The road is not considered to have a distinct character, style, or scale of property thus the development is not considered to harm the character and appearance of the surrounding area or any existing building line. Furthermore, the host dwelling is set back from the street.

In terms of design, the proposal is considered suitable and respects the host dwelling. The proposed extension would be in keeping with the existing dwelling and would integrate well with materials to match the existing. The two storey element of the side extension is significantly set down from the existing ridgeline of the main roof and set back from the front elevation of the main dwelling. The bulk of the development would be contained at the rear. The proposed porch is considered acceptable.

The proposals are considered acceptable in terms of design, quality and scale and thus comply 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 amended scheme has been revised to limit the impact of the proposed development on the neighbouring properties, the overall size and scale of the proposed extensions has been reduced. The first floor aspects of this proposal have been designed to ensure that they comply with the 45 degree rule for sunlight and daylight impact assessment. The two storey side extension originally showed a 1.1m gap between the extension and the neighbouring property at No. 35 Grosvenor Road, this has been increased to a 1.6m gap. The two storey element of the rear extension would be stepped in from the boundary with this neighbour by a further 1m. The first floor element of the side extension has been set back from the front elevation of the dwelling by 2.283m. Therefore, although the proposals would be noticeable to this neighbour, it is not considered to cause significant overbearing effects to No. 35 Grosvenor Road. One window is proposed in the first floor side elevation of the proposed extension facing this neighbour,

however, the window is to serve an en-suite and would be obscure glazed. This will be secured via a condition attached to this planning permission.

With regards to No. 39 Grosvenor Road, the majority of the single storey rear extension would be screened by the existing outbuilding in the garden of No. 39. The section of the two storey element of the rear extension closest to this neighbour would only project to a depth of 3.6m and would not breach the 45 degree line of light taken from the closest rear facing habitable window. There are no new first floor side facing windows facing this neighbour. One new window would be located in the ground floor elevation, however, given the boundary treatment and ground floor nature of the window, this is not considered to result in any significant loss of amenity to the neighbouring occupier. Overall, the amount of openings in the south elevation has been reduced.

The proposed changes are considered compliant with policies H9 & CC8 of the Reading Borough Council 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
Obscure glazing
Landscaping