

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights

App Ref: 221837/HOU

Address: 66 Conisboro Avenue, Caversham, Reading, RG4 7JE

Proposals: Single storey rear extension

Case Officer: Ryan Allen

Applicant: Mr & Mrs S Warwick

Date received (valid from): 21 December 2022 **Target Decision date:** 10 March 2023

1. SITE DESCRIPTION

The application site is a detached dwelling house, located on Conisboro Avenue, Caversham Heights, Reading. The immediate streetscene is primarily residential, comprising of properties varying in character, design and scale. The dwelling is not listed nor is it situated within a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single-storey rear extension, serving as a conservatory. The proposal would measure at: 4m in depth, 3.67m in width and 3.535m in height.

Plans considered:

Received 01/12/23

Site Location Plan

Block/Site Plan

Proposed Elevations & Floor Plan - dated 12/22

Existing Elevations & Floor Plan - dated 12/22

Arboriculture Method Statement - dated 21/12/22

Received 01/03/23

Arboriculture Method Statement - dated 21/12/22

Received 03/02/23

Arboriculture Method Statement rev. 1 - dated 03/03/23

3. RELEVANT PLANNING HISTORY

09/10./06 - 061196/FUL - Two storey rear extension and pitched roof over side garage - Permitted

01/08/18 - 181340/TPO - Silver Birch Tree 6 TPO 124/05, fell because of very close proximity to house damage it's causing to patio and roof. More than happy to replant a new Silver Birch in another location of the garden - Split Decision

11/11/22 - 221687/TPO - Crown lift silver birch tree in rear garden - Permitted

4. CONSULTATIONS

The following addresses were consulted by letter.

68 Conisboro Avenue, Caversham, Reading, RG4 7JE

64 Conisboro Avenue, Caversham, Reading, RG4 7JE

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)

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.

The proposal is considered proportionate to the host dwelling and respectful to the existing property, as well as the character of the local area. Although materials for the proposal do not seek to match those of the host dwelling, the positioning of the proposal to the rear of the property is considered to mitigate any potential for visual harm due to the development being

out of sight from the public domain. Overall, the proposal is considered 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.

An existing gap between the host dwelling and adjacent property 64 Conisboro Avenue is to remain when considering the proposal. This established gap is considered to provide sufficient comfort to said property, mitigating the potential for overbearing effects. Providing the substantial rear garden present at the site, substantial garden space is retained when considering the proposal. Overall, the proposal is considered compliant with policies CC8 & H9 of the Reading Borough Council Local Plan (2019).

Trees

The tree to the rear of the property is subject to a TPO and the applicant's liaised with Natural Environment officers prior to the submission of this application. This allowed an AMS to be submitted with the application. This AMS was assessed by NE officers and determined that revisions were required in order to specify what was included in the statement more concretely. The revised AMS was received and ultimately deemed acceptable by NE officers, recommending the condition L7A. The proposal is therefore compliant with policies CC7 & EN14 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:

TL1
AP1
M3
L7A