

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham

App Ref: 220841/HOU

Address: 62 South View Avenue, Reading, RG4 5AJ

Proposals: Single Storey rear extension

Case Officer: Beatrice Malama

Applicant: David Hewitt

Date received (valid from): 8 June 2022 **Target Decision date:** 3 August 2022

1. SITE DESCRIPTION

The site is located on the southern side of South View Avenue. The site is generally flat, and contains a site area of approximately 245m². The site is located within flood zones 2 and 3, and is within the air quality management zone. The southern side of South View Avenue contains predominantly terraced dwellings, while the surrounding area contains a range of terraced and semi-detached residential dwellings. To the rear, the site contains an existing half width conservatory. The site is also benefited from shared access to the rear via a private driveway, which services a detached garage on the site.

2. BACKGROUND, PROPOSAL AND SUPPORTING INFORMATION

Planning application 182201/HOU for the replacement of an existing conservatory with a single storey rear extension measuring 5.75m deep by 5m long was permitted on 7/ 2/2019. However the development was not implemented and the permission expired in February 2022.

The current resubmission (220841/HOU) is for a similar proposal. The proposed development includes the removal of an existing conservatory and to the rear of the dwelling, and replacement with a full width (5.75m) by 5.4m long extension and a paved patio. The proposed extension will be joined to the main dwelling by a flat roof, with a maximum height of 2.8m.

Plans Considered:

Drawing No: Hewitt-TD-18-265-P1 Rev 1 – Location and site plan, received on 8 June 2022
Drawing No: Hewitt-TD-18-265-E1 Rev 1 – Existing ground floor, received on 8 June 2022
Drawing No: Hewitt-TD-18-265-E2 Rev 1 – Existing elevations, received on 8 June 2022
Drawing No: Hewitt-TD-18-265-P2 Rev 1a – Proposed ground floor, received on 8 June 2022
Drawing No: Hewitt-TD-18-265-P3 Rev 1a – Proposed elevations, received on 8 June 2022
Drawing No: Hewitt-TD-18-265-P4 Rev 1a – Section 1, received on 8 June 2022
Drawing No: Hewitt-TD-18-265-P5 Rev 1a – Section 2, received on 8 June 2022
Drawing No: Hewitt-TD-18-265-P6 Rev 1a – Proposed roof plan, received on 8 June 2022
Drawing No: 3550106-9393121 – dated 08/08/23 – received 15/08/23
Flood Risk Assessment – dated N/A – received 15/08/23

3. RELEVANT PLANNING HISTORY

182201/HOU - Single storey rear extension following demolition of existing conservatory – application permitted on 7/ 2/2019

The following planning applications are also considered relevant to this application:

60 South View Avenue

180748 - Single storey rear extension. Certificate of Lawfulness granted 6/6/18.

62a South View Avenue

181922 - Rear extension measuring 5m in depth, with a maximum height of 3.6m, and 3m in height to eaves level. Notification of the construction of an extension under class A Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. Prior Approval not required 17/12/18.

4. CONSULTATIONS

The following addresses were consulted by letter.

62a South View Avenue, Caversham, Reading, RG4 5AJ
79 St Johns Road, Caversham, Reading, RG4 5AL
60 South View Avenue, Caversham, Reading, RG4 5AJ

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)
EN18 (Flooding and Sustainable Drainage Systems)

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.

Although at 5.4m in depth it is longer than rear extensions usually considered appropriate on terraced properties, the context of the neighbouring approvals at both adjacent properties in the past year (see relevant history above) and the extent of the existing conservatory count in favour of the proposal, on balance, and in this specific instance. The use of a flat roof is not considered to

adversely impact the appearance of the host house or the adjoining properties as this is a common feature of the immediate surrounding area. The exterior wall would be clad in light coloured natural wood panelling, again this is not considered to harm the appearance of the house.

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.

Given that the proposal is for a single storey extension with a maximum roof height of 2.8m, there would be no overlooking and loss of privacy and loss of sunlight and daylight concerns. To ensure that the amenities of neighbouring properties continue to be protected with respect to privacy and overlooking, a condition preventing the use of the flat roof as a terrace would be imposed.

With regard to overbearing, considering the size of the extension and the relationship with adjoining properties, the rear extension would not have any overbearing effects. The property has a narrow and a long back garden which is characteristic of the area and therefore the proposed extension at 5.4m would not reduce the size of the outdoor space to an unacceptable degree.

Flood Risk

As the proposal site is within flood zone 3, 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 OR at least 300 mm above estimated flood level and would use flood resistant materials up to at least 300mm above the estimated flood level.

It is considered that the proposals will not increase the risk of flooding or compromise the safety of the occupants or neighbours should a 1in 1000 year (FZ3) flood occur. A compliance condition is recommended to ensure that the measures stated are carried out [*USE Standard Condition SU9*]. 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:

1. Time limit (standard)
2. Materials (As Specified)
3. Approved plans
4. Build as per FRA
5. No use of flat roof as terrace

Informatives relating to:

1. Terms and conditions
2. Building regulations
3. Demolition and construction
4. Encroachment and Party Wall