

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights

App Ref: 230752/HOU

Address: 43 Shepherds Lane, Caversham, Reading, RG4 7JJ

Proposals: Demolition of existing brick garage and timber lean-to and construction of a 1.5-storey side extension with front and rear dormers plus new entrance porch.

Case Officer: Joshua Clayman

Applicant: Mr and Mrs Slaughter

Date received (valid from): 1 June 2023 **Target Decision date:** 18 August 2023 (Ext)

1. SITE DESCRIPTION

The application site is a detached property with hipped and pitched roofs with existing single storey attached car port and a detached pitched roof garage behind. There are large rear and front gardens and the street comprises a range of style of property.

Site visit date: 7th August 2023

Site visit photos:



Rear



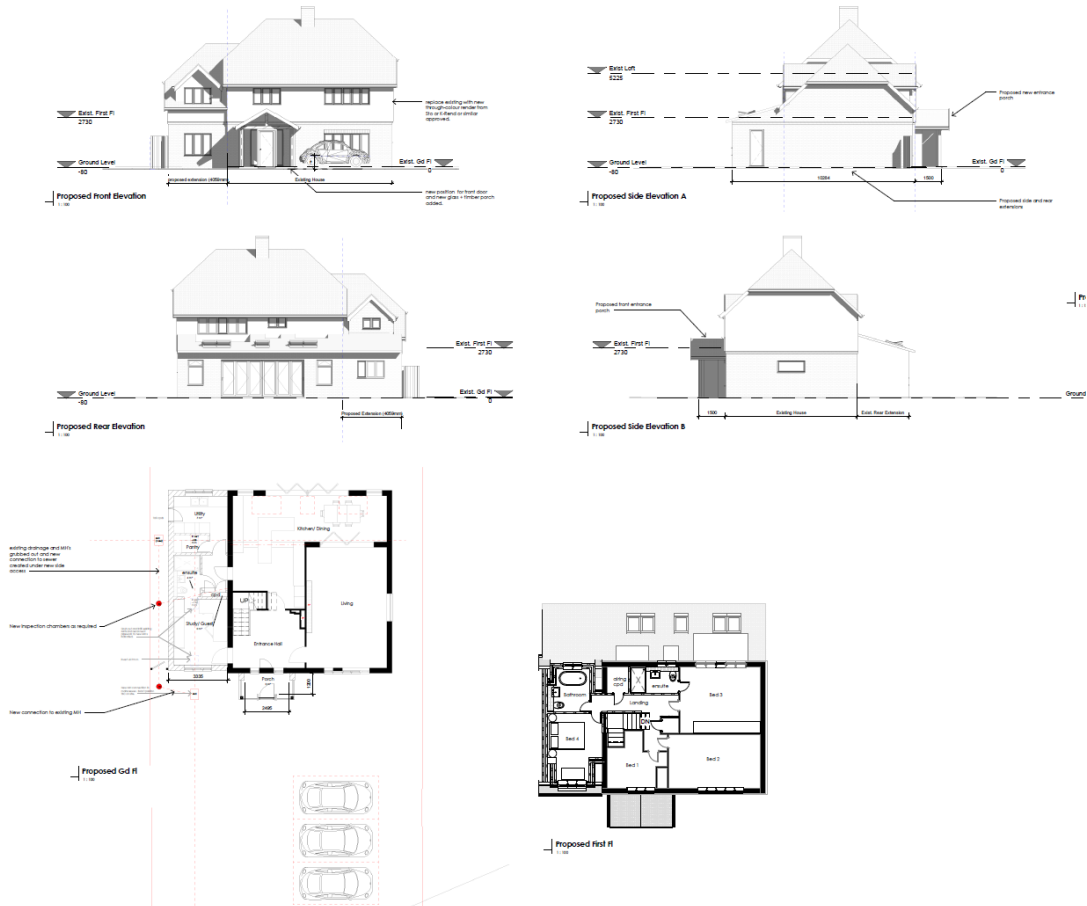
Front (no. 41 to left)

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal includes the demolition of the existing pitched roof brick garage and single storey timber lean to and the replacement with a 1.5 storey side extension with front and rear dormers and entrance porch. The ground floor would be ca 10.13 m deep and 3.34m wide and project to the same depth as the existing single storey rear extension and the first floor would be the depth of the original house. The porch would be 2.5m wide by 1.2m deep with a pitched roof.

Plans considered

- Drawing no: 322-A1-00- Rev A, dated 30/5/23 - Existing Plans & Elevations, received 1st June 2023
- Drawing no: 322-A1-07- Rev C, dated 2/8/23 - Proposal 6 Plans & Elevations, received 2nd August 2023



Proposed Plans and Elevations

3. RELEVANT PLANNING HISTORY

90/00489 (900243) - Single Storey Rear Conservatory Extension - Approved 18/6/1990

92/00002 (920310) - New car port to side of dwelling - Approved 17/2/1992

180821/HOU - Demolition of car port and garage. Construct two storey side extension - Withdrawn 11/10/2018

181907/PREAPP - Two storey extension - Observations sent 29/11/2018

4. CONSULTATIONS

The following addresses were consulted by letter.

45 Shepherds Lane, Caversham, Reading, Berkshire, RG4 7JJ

9 Silverthorne Drive, Caversham, Reading, RG4 7NR

41 Shepherds Lane, Caversham, Reading, RG4 7JJ

7 Silverthorne Drive, Caversham, Reading, RG4 7NR

Letters of representation have been received as follows: None

Transport: The site is located within Zone 3, Secondary Core Area, of the Council's adopted Parking Standards and Design SPD. Typically these areas are within 400m of a Reading Buses high frequency 'Premier Route', which provides high quality bus routes to and from Reading town centre and other local centre facilities.

This proposal consists of a household extension on the main property in the form of a side extension to create additional habitable accommodation. The proposed works will result in the loss of the car port and access to the detached garage and therefore the loss of parking. Submitted plans do not illustrate the proposed parking layout. In accordance with the adopted Parking Standards and Design SPD, a 3+ bedroom development in this zone would be required to provide off road parking provision for 2 parking spaces. Revised plans are required illustrating the proposed parking layout, however I am happy to deal with this by way of condition.

Clarification is required if the proposed extension is an extension to the living arrangements of the main house or a unit to be commercially let. If the latter applies then in accordance with the adopted Parking Standards and Design SPD, the newly created 1 bedroom annexe would be required to provide provision for 1 car parking space which should be independently accessible from those from the main dwelling as well as retaining 2 parking spaces for the existing property. The potential of a scenario for a commercial let dwelling can be controlled via the application of a condition.

There are no Transport objections to this application subject to the following conditions.

DC2 VEHICLE PARKING (TO BE APPROVED)

PD6 ANCILLARY DOMESTIC USE

Planning Officer note: A further plan was submitted with showed parking provision for 2+ cars, which Transport confirmed was acceptable.

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)

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.

The proposed side extension would be with a pitched and hipped roof, set of the boundary to no. 41 by 1m and would be set down and set back at first floor level. The overall ground depth would be the same as the depth of the existing single storey rear extension and at first floor the same depth as the original dwelling. The design would reflect that of the host dwelling with materials to match. The porch would be a modest front extension. The proposal would be in keeping with the character and appearance of the main dwelling and the wider area and would, therefore, accord with Policies C7 and H9.

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.

Case officer: Briefly explain how the design is acceptable or harmful in respect of:

- *Privacy and overlooking; There would be no detrimental effect*
- *Overbearing effects; Although the side extension would be higher than the existing single storey side extensions, there would be sufficient separation between the proposal and no. 41 so as to not cause overbearing effects.*
- *Sunlight and daylight; There are some ground floor side facing windows at no. 41. There would be some additional impact on these windows, from the enlarged side extension, but due to the orientation and that there is ca 2.8m between the side wall of no. 41 and the boundary with no. 43 not so significant as to make the scheme unacceptable overall.*

Other

The proposal should remain ancillary to the main dwelling and a condition is included to ensure this would be the case.

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

Application Permitted

Recommended Conditions:

TL1 - 3 year time Limit

MA1 - matching materials

PD6 - Ancillary

DC1 - Vehicle Parking as approved