

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Emmer Green

App Ref: 230109/HOU

Address: 45 Mayfield Drive, Caversham, Reading, RG4 5JP

Proposals: Single storey rear extension

Case Officer: Ryan Allen

Applicant: Ms E Lewis

Date received (valid from): 29 January 2023 **Target Decision date:** 10 April 2023

1. SITE DESCRIPTION

Site visit date: 02/03/23

The application site is a two-storey, semi-detached dwellinghouse located on Mayfield Drive, Caversham. The streetscene is wholly residential and comprises of properties similar in design, character and scale. The property itself 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, with mono-pitched roof. The extension seeks to measure at approximately: 3.4m in depth, 5.4m in width, with a ground to eaves height of 2.7m and a total height of 3m.

Plans considered:

Received 29/01/23

Drawing No: 22722-01 - Existing Ground Floor Plan - dated 07/22

Drawing No: 22722-02 - Existing Elevations - dated 07/22

Drawing No: 22722-03 - Proposed Ground Floor Plan - dated 07/22

Drawing No: 22722-04 - Proposed Elevations - dated 07/22

Drawing No: 22722-05 - Block and Location Plans - dated 01/23

Received 23/03/23

Drawing No: 22722-03 rev. A - Proposed Ground Floor Plan - dated 07/22

Drawing No: 22722-04 rev. A - Proposed Elevations - dated 07/22

Drawing No: 22722-05 rev. A - Block and Location Plans - dated 01/23

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter.

5 Pembroke Place, Caversham, Reading, RG4 5HU

43 Mayfield Drive, Caversham, Reading, RG4 5JP

49 Mayfield Drive, Caversham, Reading, RG4 5JP

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.

Officer concerns with the initial plans submitted were with the inclusion of the adjoining side extension, complete with tall parapet wall. The design of which was considered to not be respectful to the host dwelling, nor to the surrounding area. Revisions were sought and ultimately received illustrating the removal of said parapet wall and reducing the overall depth to ensure the proposal was a rear extension, with no protrusion to the side of the dwelling. These amendments took officer concerns into consideration and resolved the impact on the host dwelling and surrounding area. The proposal as it stands is considered to be respectful to the host dwelling and in keeping with the surrounding area. As such, 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 proposal does not seek to project further than 3.4m, below the recommended 4m in the Reading Borough Council Design Guide to House Extensions (2021). Given the proportionately minimal depth and height of the proposal, adverse impact on neighbours is not considered to adjacent property, 47 Mayfield Drive.

Considering the properties semi-detached nature, substantial depth is provided between the host dwelling and 43 Mayfield Drive; further mitigating the potential for harm to residential amenity. The application site also benefits from large garden space to the rear, which is retained when factoring in the proposal.

Overall, the proposal is compliant with policies CC8, H9 & H10 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
M1