

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights

App Ref: 230041/HOU

Address: 196 Upper Woodcote Road, Caversham, Reading, RG4 7JU

Proposals: Proposed first floor lift. Two storey rear, single storey front extensions and internal alterations.

Case Officer: Marcie Rejwerska

Applicant: Mr & Mrs Ghabachi

Date received (valid from): 13 January 2023 **Target Decision date:** 20 July 2023 (ext.)

1. SITE DESCRIPTION

The application site comprises a detached bungalow on the south-eastern side of Upper Woodcote Road in Caversham Heights. The dwelling is set back from the road and mostly obscured from view due to mature trees at the front of the property. The existing dwelling has an integrated single garage at the side of the property and a single storey extension with a pitched roof. The rear garden contains a number of trees.

The surrounding area is residential, characterised by detached dwellings in varying character and style. The application site is not listed nor in a conservation area. The application site is in the Air Quality Management Area and an Area of Archaeological Potential.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought to add a first floor to the existing bungalow, a single storey front extension and two storey rear extension.

First floor:

This will increase the total height of the dwelling to approx. 7m, with two front gables and a pitched roof. The materials are a combination of facing brickwork to match the existing and render. New fenestration is proposed throughout with full length windows on the first floor, front and rear.

Front extension:

Single storey front extension proposed to the front elevation to form a new porch. The extension will have a pitched roof, and measure 3m in depth x 3.35m in width. The proposed porch will be constructed in brickwork to match the host dwelling.

Rear extension:

Two storey rear extension to measure 2.98-3.7m in depth across the full width of the original dwelling. Proposed finish is render, with bifold doors at the ground floor elevation. Two gables are proposed at the rear elevation to correspond with the front gables. An inset balcony is proposed on the first floor.

Plans considered:

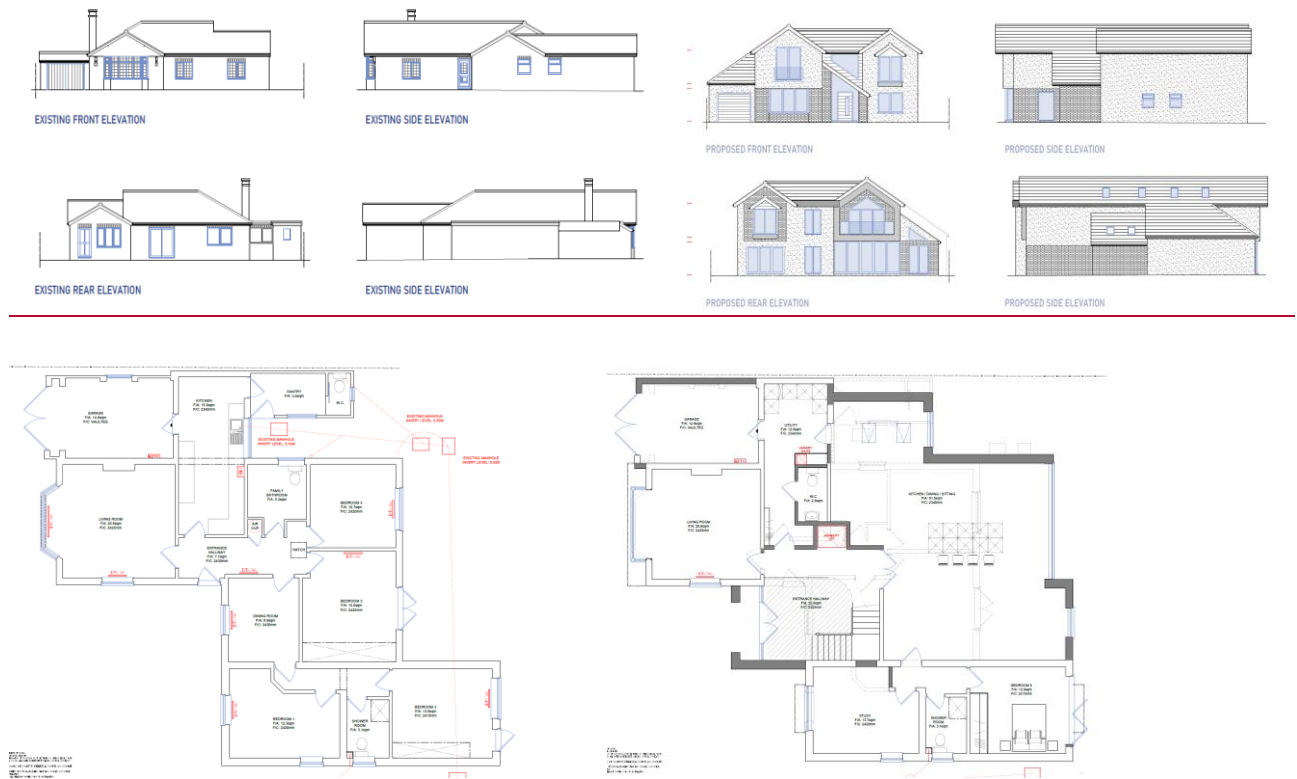
22118.S.PP-08 Location Plan, dated December 2022, received 13 January 2023

22118.S.PP-01 Existing Ground Floor Plan, dated December 2022, received 13 January 2023

22118.S.PP-02 Existing Roof Plan, dated December 2022, received 13 January 2023

22118.S.PP-03 Existing Elevations, dated December 2022, received 13 January 2023

22118.S.PP-09 Rev.C Proposed Block Plan, dated December 2022, received 13 July 2023
 22118.S.PP-04 Rev.B Proposed Ground Floor Plan, dated December 2022, received 6 July 2023
 22118.S.PP-05 Rev.B Proposed First Floor Plan, dated December 2022, received 22 May 2023
 22118.S.PP-06 Rev.B Proposed Roof Plan, dated December 2022, received 22 May 2023
 22118.S.PP-07 Rev.B Proposed Elevations, dated December 2022, received 22 May 2023
 Arboricultural Impact Assessment, Protection Plan and Method Statement [Harrison Arboriculture], dated 29 June 2023, received 3 July 2023



3. RELEVANT PLANNING HISTORY

041356 - Single storey rear extension with pitched roof - Application permitted on 12/07/2004

4. CONSULTATIONS

Non statutory:

RBC Natural Environment - Initial concerns addressed. Minor amendments required to Arboricultural Method Statement which the applicant has completed. Soil informative to be added.

RBC Transport Development - Parking layout and CMS requested.

Berkshire Archaeology - No objection subject to conditions.

Public:

The following addresses were consulted by letter.

192 Upper Woodcote Road, Caversham, Reading, Berkshire, RG4 7JU
 196 Upper Woodcote Road, Caversham, Reading, Berkshire, RG4 7JU
 196a Upper Woodcote Road, Caversham, Reading, Berkshire, RG4 7JW

192A Upper Woodcote Road, Caversham
9 Crispin Close, Caversham, Reading, RG4 7JS
10 Crispin Close, Caversham, Reading, RG4 7JS
194 Upper Woodcote Road, Caversham, Reading, RG4 7JU

Letters of representation have been received as follows:

1 objection citing concern of overshadowing and loss of privacy due to rear elevation balcony.

Officer note: the above is addressed within the appraisal.

A site notice was also displayed on site.

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)
TR3 (Access Traffic and Highway-related Matters)
TR5 (Car and Cycle Parking)
EN14 (Trees, Hedges and Woodlands)

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 first floor lift of the existing bungalow is considered acceptable - the neighbouring properties on either side of 196 Upper Woodcote Road are also bungalows, however the

properties across the road and further down Upper Woodcote Road are typically two-storey dwellings. Although a significant change in the character of the property, this is not considered to be harmful to the host dwelling nor the surrounding immediate area especially as the existing verdant nature of the site, when viewed from street level, also largely obscures direct views of the application site and neighbouring properties.

The proposed combination of brickwork and render finish is also considered acceptable. The immediate surrounding area is a varied mix of characters and styles, and therefore the proposed design and materials are not considered at odds with the surrounding area.

The proposed extensions to the front and rear are considered appropriate in scale. The proposed front porch is obscured by the existing living room which extends further to the front than the porch, therefore having little impact on the prevailing building line. The proposed rear extensions are similarly aligned with the existing side extension in terms of depth.

Overall, the proposal is considered acceptable in terms of scale and design, in accordance with policy CC7.

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.

- Privacy and overlooking;
 - The proposed new windows will create new views, but these are not considered to pose an unacceptable level of overlooking due to the stagger of the buildings and well established landscaping. Similarly, the proposed rear elevation balcony is recessed so although new oblique views would be possible, it is not considered that these would pose an amenity risk to the neighbouring properties due to the limited space on the proposed balcony.
- Overbearing effects;
 - The proposed development is not considered overbearing. The dwelling is sufficiently set off the neighbouring property boundaries, and the proposed two storey rear extension has been scaled down at the request of the Case Officer to mitigate the impact on the neighbouring no. 196a Upper Woodcote Road.
- Sunlight and daylight;
 - The proposed development is not considered to pose a significant overshadowing risk. The applicant has demonstrated 45 degree lines from the neighbouring 196a Upper Woodcote Road which are considered satisfactory.

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 PERMISSION

Recommended Conditions:

- TL1 Time Limit Standard
- AP1 Approved Plans
- M3 Materials (As Specified)

L7A	Arboricultural Method Statement (As Specified)
PD3	Obscure Glazing
C2	Construction Method Statement (To Be Submitted)
AC1	Archaeology