

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights

App Ref: 221894/HOU

Address: 60 Woodcote Way, Caversham, Reading, RG4 7HL

Proposals: Replacement of the existing rear extension with a full width rear extension and a two-storey element to the side to create an additional bedroom at first floor.

Case Officer: Beatrice Malama

Applicant: Mr & Mrs Hallett

Date received (valid from): 18 December 2022 **Agreed Decision date:** 6 March 2023

Site visit date: 21 February 2023

1. SITE DESCRIPTION

Woodcote Way is a predominantly residential area comprising of semi-detached dwellings of similar style and design. Many properties in the area are built of redbrick with either hipped or gable end pitched roofs and side attached garages. Properties on this part of Woodcote Road have long and narrow back gardens. The area is characterised by extensions to houses of various types which form part of the character of the area.

The application site is a two storey semi-detached dwelling house located to the eastern side of Woodcote Way. The property, like many others on Woodcote Way, was built of brick with a gable end pitched roof. It has an existing side attached garage and a long narrow back garden. The property is not listed and does not fall within a conservation area.



Figure 1: Existing side elevation - viewed from the neighbouring front garden (site visit 21 Feb 2023)



Figure 2: Existing Rear Elevation (site visit 21 Feb 2023)

2. PROPOSAL AND SUPPORTING INFORMATION

Planning application is sought for the proposed replacement of the existing rear extension with a full width rear extension and a two-storey element to the side to create an additional bedroom at first floor. The proposed rear extension would be approximately 2.7m deep from the rear wall of the original house. The side extension would measure 2.1m deep and would stretch along the side boundary for a total length of 10.7m. The first floor side extension would be set back from the front and set down from the ridgeline of the existing house.

Plans and documents considered:

Drawing No. MAP-C4539-411 - Plans - Ground, First & Roof Level - Proposed GA dated 12 December 2022, received 19 December 2022

Drawing No. MAP-C4539-SK10 - Cut Views - Proposed GA dated 12 December 2022, received 19 December 2022

Drawing No. MAP-C4539-180 - Elevations - Existing GA dated 12 December 2022, received 19 December 2022

Drawing No. MAP-C4539-111 - Plans - Ground, First & Roof Level - Existing GA dated 12 December 2022, received 19 December 2022

Drawing No. MAP-C4539-010 - Plans - Location & Proposed Site dated 12 December 2022, received 19 December 2022

Drawing No. MAP-C4539-490 - 3D Views - Proposed GA dated 12 December 2022, received 19 December 2022

Drawing No. MAP-C4539-480 - Elevations - Proposed GA dated 12 December 2022, received 19 December 2022

Application Form dated 16 December 2022, received 19 December 2022

Planning Design and Access Statement 60 Woodcote Way received 19 December 2022

3. RELEVANT PLANNING HISTORY

None found within the council records however there are existing single storey rear extensions which would have been constructed under permitted development rights.

4. CONSULTATIONS

The following addresses were consulted by letter.

58 Woodcote Way, Caversham, Reading, Reading, RG4 7HL
62 Woodcote Way, Caversham, RG4 7HL

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)
TR3 (Access Traffic and Highway-related Matters)
TR5 (Car and Cycle Parking)

SPG/SPD

A Design Guide to House Extensions SPG
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 proposal includes a part two storey side extension and upper floor side extension, replacement of two existing flat roofed single storey rear extensions with a full width single

storey rear extension and replacement of all existing windows with PVC double glazed anthracite grey windows. The proposed development would be of matching brick with a pitched roof. The new rear extension would have four roof lights double glazed folding doors. The proposed two storey side extension would be set back from the front elevation by approximately 2.6m and set down from the main roof ridge by approximately 0.7m and thus would allow the character of the existing house to be retained.

Given the design, scale and choice of materials, the proposed development is considered to respect the character of the original house and the neighbouring properties. The proposal is not considered harmful to the character and appearance of the host house, neighbouring properties and the street scene. In this regard, the proposal is considered to comply with Policy CC7 and H9 of the Reading Borough Local Plan.

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 application site is one of the semi-detached properties on Woodcote which are arranged in a stepped layout and thus their building lines to the front are not in a straight line. The application site is stepped forward of the adjoining property at 62 Woodcote road. The proposal includes a two storey element in the northern side elevation. As a result of the proposed development, the north side elevation of the house would lose all the existing side openings and thus would eliminate any loss of privacy concerns to the adjoining neighbour.

Although the proposed side extension would lie on the property boundary with no. 62, given the scale and design of the new upper floor and the orientation of existing buildings, it is considered unlikely that the proposal would be overbearing or cause a significant loss of natural light to the adjoining neighbour. In addition, given that the upper floor side extension would be set back from the front elevation by approximately 2.6m and set down from the main roof ridge by approximately 0.7m, the proposal is not considered to significantly overshadow the neighbouring property to an unacceptable degree. Furthermore, the new first floor side extension would not breach the 45 degrees angle taken from the middle of the nearest ground floor neighbouring window and thus the proposal is not considered to result in an adverse impact on the living conditions of the occupants of the adjoining property. The neighbouring garage width of separation would further alleviate any likely harm to the adjoining property.

With regard to the amount of garden space, given the size of the proposed extension in relation to the existing garden space, the proposal would not cause a significant reduction in the amount of garden space available for the enjoyment of future occupants. In this regard, the proposal is considered to comply with the policies as identified above.

Transport Matters - Parking

The application site has an existing side attached garage however given the size, it is not used for parking. The property has a driveway way which is used for car parking instead of a garage. The application has made provision for two car parking spaces within the property frontage and thus complies with Policy TR3 and TR5 of the Reading Borough 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:

Time limit (standard)

Approved Plans

Materials (As Specified)

No New Openings