

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights

App Ref: 221477/HOU

Address: 30 Morecambe Avenue, Caversham, Reading, RG4 7NL

Proposals: Single storey rear extension and two storey side extension.

Case Officer: Sian Hickey

Applicant: Mr & Mrs Nicholas Indge

Date received (valid from): 30 September 2022

Target Decision date: 25 November 2022

1. SITE DESCRIPTION

The application site is a two storey detached property on the corner of Morecambe Avenue and Kidmore Road. The property has an existing conservatory at the rear, and a two storey wrap around side and rear extension, and an attached flat roof garage. The property is not a listed building, nor does it fall within a conservation area. The surrounding area is predominantly residential.

Site visit date: 18/10/2022

Site photos:

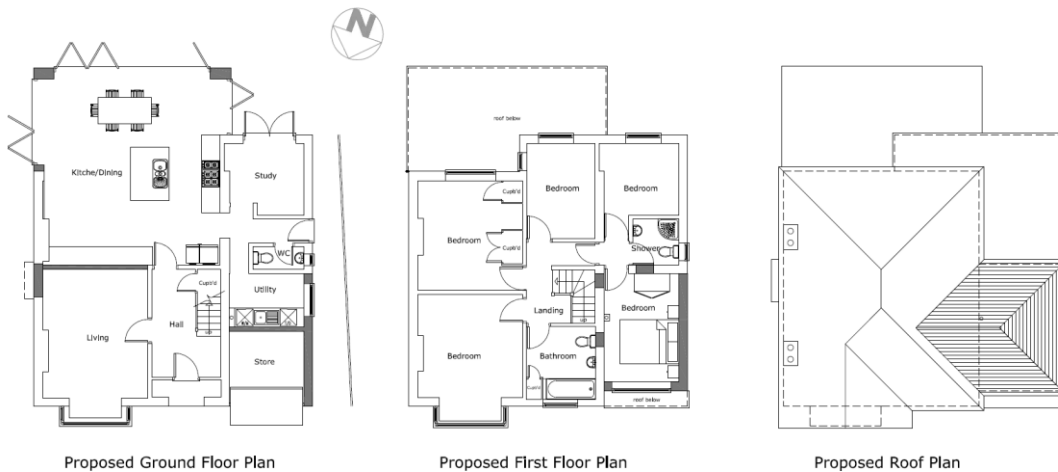


2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for a single storey rear extension to replace the existing conservatory. The proposed rear extension would have a depth of 3.5m and a height of 3.14m. The proposed rear extension would have a flat roof. Folding doors would be located in the side and rear elevations.

The proposal also includes rebuilding the side attached garage with a new first floor element above. The first floor element would be stepped back slightly from the front elevation. One window would be located in the first floor front elevation with a new garage door below, and one obscure glazed window would be located in the ground floor

side elevation. A new obscure glazed side facing window would also be inserted in the existing first floor side element.



Plans considered

Drawing No. 22137-001 - Existing Floor Plans

Drawing No. 22137-002 - Existing Elevations

Drawing No. 22137-003 A - Proposed Floor Plans

Drawing No. 22137-004 B - Proposed Elevations

Drawing No. 22137-005 D - Location, Existing and Proposed Site Plans

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

The following addresses were consulted by letter.

161 Kidmore Road, Caversham, Reading, Berkshire, RG4 7NJ

28 Morcambe Avenue, RG4 7NL

Letters of representation have been received as follows:

One letter of objection was received with regards to the side extension and its proximity to the boundary, overbearing effects, harm to outlook, and loss of light.

The officer had concerns regarding the original plans submitted relating to the size of the side extension and the ground floor side facing window. Following a discussion with the agent, amended plans were submitted which illustrated the new ground floor side facing window will be obscure glazed, and the size of the side extension was reduced by pulling in the extension further from the boundary.

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)
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 rear extension is considered acceptable in terms of scale and design. Many of the neighbouring properties have rear extensions, therefore the proposal is not considered out of character for its location. The extension is contained at the rear and therefore will not harm the street scene.

The proposed two storey side extension will maintain the same footprint as the existing side garage. It is considered that the proposed side extension would not be harmful to the character of the house or neighbouring properties and would improve the appearance of the building. The proposed roof pitch of the first floor element is set down from the main roof ridge line and it is set back from the plane of the existing front elevation. The proposed materials would be to match existing materials.

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.

Due to its positioning and single storey nature, there are no identified risks regarding the proposed rear extension in relation to privacy and overlooking, overbearing effects, or loss of sunlight and daylight.

With regard to the first floor side extension element the neighbouring property at number 28 Morecambe Road will notice the additional form at this level, which is in front of an existing side first floor extension. No. 28 has a living room, which is linked to a large full width rear extension kitchen/ dining/ living area served by bi-fold doors and a window. The living room itself is also served by its two (assumed to be) original side facing windows, which prior to the rear extension would have been and continue to be secondary windows. The main daylight and sunlight to this space is from the south (rear). Therefore, it is considered that although there would be some additional impact from the side extension with regards to outlook and loss of light, it is not considered to be significantly different to the existing arrangement, and not so significantly detrimental to warrant refusal on this basis.

On the original plans submitted the proposed side addition protruded an additional 0.75m beyond the existing side elevation. Following officer comments, revised plans were received with the side element pulled in-line with the existing side extension so that sufficient separation between the dwellings remains. The proposed ground and first floor side facing windows will be obscure glazed to protect privacy and this will be secured by a condition.

Other matters

RBC Transport

Proposal will result in the loss of the integral garage to provide additional accommodation ancillary to the main dwelling.

In accordance with the Council's current standards 2 off road parking spaces would need to be provided, the loss of the garage would result in the loss of a parking space, however the submitted existing and proposed site plans illustrate provision in accordance with standards. No changes to the existing dropped crossing are proposed.

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

RBC Trees

No objections to this application subject to the attached conditions.

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 - Time limit

AP1 - Approved plans

M1 - Materials

DC1 - Vehicle parking (as specified)

L4A - Landscape implementation (as specified)

L7A - Arboricultural Method Statement (as specified)

PD3 - Obscure glazing