

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham

App Ref: 230538/HOU

Address: 103 South View Avenue, Reading, RG4 5BB

Proposals: Proposed single storey rear extension and side extension

Case Officer: Ryan Allen

Applicant: Mr J Thomas

Date received (valid from): 20 April 2023 **Target Decision date:** 15 June 2023

1. SITE DESCRIPTION

Site visit date: 04/05/23

The application site is a two-storey, semi-detached dwellinghouse located on South View Avenue, Caversham. The surrounding streetscene comprises of properties that vary in character and design. The property itself is not listed, nor is it situated within a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the erection of flat-roof, single-storey rear extension, alongside a side extension of a similar design.

Plans considered:

Received 20/04/23

Drawing No: SR-01 - Location & Block Plan - dated 18/04/23

Drawing No: SR-02 - Existing Plans & Elevations - dated 13/07/21

Drawing No: SR-03 - Proposed Plans & Elevations - dated 30/03/23

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter.

101 South View Avenue, Caversham, Reading, Berkshire, RG4 5BB

105 South View Avenue, Caversham, Reading, Berkshire, RG4 5BB

Letters of representation have been received as follows:

None.

Internal

Transport

There are no Transport objections to this application; parking is still provided on the front drive. In addition to this the Councils residential parking permit scheme operates in the area and therefore unauthorised parking can be controlled and managed.

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.

Whilst the flat roof aspect of the proposal is not entirely respectful to the host dwelling in terms of design, the location to the rear of the property means any potential for visual harm is mitigated due to the proposal not being visible from the public domain. The relatively minor side extension would replace an existing timber lean-to at the side of the property. Also, materials for the proposal would match those of the existing property. 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 is considered to be minimal in scale and the projection is 0.5m below that of the recommended guidance provided in the Reading Borough Council Design Guide to House Extensions SPD (2021). This, alongside the proposal being slightly set off the boundary and proportional height provides comfort to adjacent neighbour at 101 South View Avenue. As such, the proposal is compliant with policies CC8 & H9 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

Recommended Conditions:

TL1
AP1
M1
PD5