

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham

App Ref: 221582/HOU

Address: 23 Berrylands Road, Caversham, Reading, RG4 8NU

Proposals: Single storey rear extension and new pitched roof to existing workshop

Case Officer: Ryan Allen

Applicant: Mr & Mrs T. Hopper

Date received (valid from): 24 October 2022 Target Decision date: 19 December 2022

1. SITE DESCRIPTION

The application site is a two-storey semi-detached residential dwelling situated on Berrylands Road, Caversham. The property itself is not a listed building, nor is it located within a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the single-storey extension to an existing outbuilding situated within the properties side garden, toward the North of the property. As part of the proposal, the existing buildings walls are to be removed and rebuilt over the existing floor slab. Plans illustrate the ancillary use of the outbuilding as an officer space, complete with bathroom facilities. The single-storey extension would measure at 3m x 3m, complete with pitched roof design, standing at a ground to eaves height of 2.2m.

Plans considered:

Received 24/10/22

Location Plan - Drawing No. 01

Block Plan - Drawing No. 02

Existing Plan and Elevations - Drawing No. 03

Proposed Plan and Elevations - Drawing No. 04

Received 07/12/22

Proposed Plan and Elevations - Drawing No. 04 rev. A

3. RELEVANT PLANNING HISTORY

17/08/1990 - 900603/FUL - Erection of garage to replace previous existing - Permitted

16/06/1993 - 930939/FUL - Two storey side extension, second storey rear extension and bay window on front elevation - Permitted

4. CONSULTATIONS

The following addresses were consulted by letter.

24 Berrylands Road, Caversham Reading
2 The Ridgeway, Caversham, Reading, RG4 8NX

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)
H10 (Private and Communal Outdoor Space)
H11 (Development of Private Residential Gardens)
EN14 (Trees, Hedges and Woodlands)

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.

The proposal is considered to retain the outbuilding's subservience to the host dwelling in terms of scale and design. Although the extension to the existing outbuilding would increase the overall height and depth to the outbuilding, it is considered to remain proportionate to the main dwellinghouse. A pitched roof design would remain, further complementing the existing property and character of the streetscene. Overall, the proposal is considered to be 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.

It is considered that sufficient garden space is retained at the property when referencing the proposal. The development would inevitably compromise a certain amount of garden space to the northerly side of the property. However, given the context of the application site and the garden space present at the southerly side of the property, it is considered that the amenity of outdoor space at the site is retained. The siting of the existing outbuilding does not propose to change when considering the development. Given this, it is not considered that the extension to said outbuilding would pose any detrimental impact to neighbouring properties in terms of privacy or overbearing effects.

Plans submitted illustrate the intension of using the outbuilding as an office space, complete with bathroom facilities. Whilst it is considered that the use of the outbuilding would be wholly ancillary to the host dwelling of 23 Berrylands Road, Caversham, condition PD6 is recommended to secure its ancillary use. Suffice to say, the proposal is considered compliant with policies CC8, H9, H10 & H11 of the Reading Borough Council Local Plan (2019).

Trees, Hedges and Woodland

A characterful Wisteria tree is present at the rear of the existing outbuilding and would be removed upon commencement of development. Although the removal of the tree is inevitable when referencing the proposal, it is considered to be an attractive attribute of the application site. Revised plans were requested illustrating the re-planting of similar trees in the vicinity of the development to ensure the local areas Natural Environment is not compromised upon the removal of the aforementioned tree. Said plans illustrating tree retention were received **07/12/22** and ultimately accepted; with condition L4A being recommended to secure the proposed plans illustrated re-planting, thus establishing compliance with policies CC7 & EN14 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:

TL1

AP1

M3

L4A

PD6