

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Emmer Green

App Ref: 221900/HOU

Address: 6 Abingdon Drive, Caversham, Reading, RG4 6RU

Proposals: Erection of a single storey rear extension.

Case Officer: Sian Hickey

Applicant: Mr Nischal Tiwari

Date received (valid from): 19 December 2022 **Target Decision date:** 5th April 2023 (Ext)

1. SITE DESCRIPTION

The application property is a two storey, pitched roof, link detached property, located on the north side of Abingdon Drive. The property is located centrally in a line of properties of the same design, and the properties have frontages to both Abingdon Drive and Caversham Park Road, although there is a wide grassed area between the properties and Caversham Park Road. The properties were originally designed with the Caversham Park Road frontage as the front elevation of the property. Some properties appear to have maintained using the Caversham Park Road entrance as the main entrance to the property, whilst others (including the application property) now appear to use the Abingdon Drive entrance as the main entrance. The property is not a listed building, nor does it fall within a conservation area.

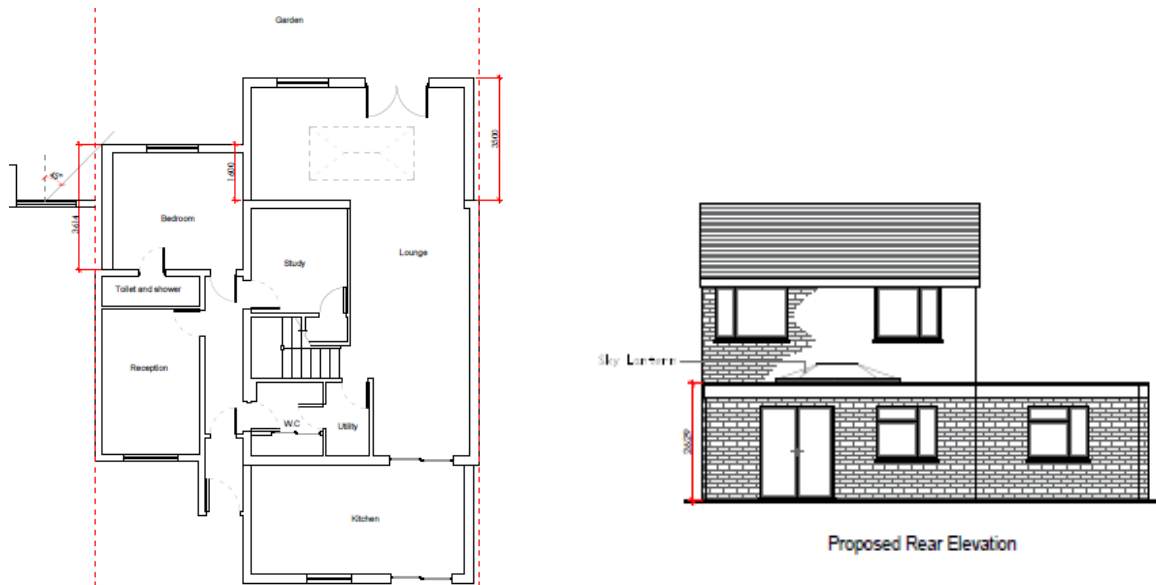
Site visit date: 17/01/2023

Site photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey extension to the Caversham Park Road elevation of the property. The extension would have a height of 2.629m with a flat roof and a roof lantern. The extension would have a stepped rear elevation with a maximum depth of 3.5m from the rear wall of the main dwelling. Two windows and double doors would be located in the rear elevations of the extension. The materials used will match those of the existing dwelling.



Plans considered:

Location Plan

Existing Block Plan

Proposed Block Plan

Drawing No. PL01 rev 1 - Existing and Proposed Ground Floor Plan

Drawing No. PL02 rev 1 - Existing and Proposed Ground Floor Plan with fence

Drawing No. PL03 rev 1 - Existing Elevations

Drawing No. PL04 rev 1 - Proposed Elevations

Drawing No. PL05 rev 1 - Existing Elevations with fence

Drawing No. PL06 rev 1 - Proposed Elevations with fence

As received 20th February 2023

3. RELEVANT PLANNING HISTORY

200707 - Certificate of Lawfulness for proposed replacement of existing fence with 1.8m high fence. - Permitted

181369 - Erect anthracite grey PVCU conservatory to front of property. - Withdrawn

171983 - Single storey rear extension. - Permitted

170594 - Single storey rear extension and first floor side extension. - Withdrawn

120363 - Single storey front extension. - Permitted

071255 - Single storey rear extension. - Permitted

4. CONSULTATIONS

The following addresses were consulted by letter.

5 Abingdon Drive, Caversham, Reading, RG4 6RU

7 Abingdon Drive, Caversham, Reading, RG4 6RU

Letters of representation have been received as follows: None

Natural Environment - The proposed development is agreeable in terms of trees subject to the attached condition

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)

SPD

Design Guide to House Extensions SPD

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 Caversham Road elevation of the property has been enclosed with a fence to create a rear garden area. The garden is capable of taking an extension of the proposed size and scale, and

the proposed extension is subservient to the main dwelling. The proposal is therefore considered acceptable in terms of scale. The proposed design and materials complement and match the existing dwelling. The proposal is not considered out of character as there are a variety of extensions in the surrounding area at the front and rear of the properties. Therefore, the proposed development is not considered particularly harmful to the character of the area or the property itself.

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 not considered that the proposed extension would have a significant impact on the neighbouring properties in terms of sunlight and daylight or privacy and overlooking. The extension is single storey only and does not include any new side openings. Part of the proposal nearest to number 7 Abingdon Drive has been stepped back to ensure a 45 degree line of light to the closest habitable room of this property. The depth of the proposed extension is 3.5m along the boundary with number 5 Abingdon Drive and therefore complies with the guidance on rear extensions within the SPD. In addition, the proposed extension is stepped in from both side boundaries. The overall height is fairly modest in nature, therefore the proposed extension is not considered to have overbearing effects to the neighbouring properties.

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

L7 - Arboricultural Method Statement

Informatives:

Soil