

## DELEGATED HOUSEHOLDER APPLICATION REPORT

**Ward:** Caversham Heights

**App Ref:** 230639/HOU

**Address:** 12 Highmoor Road, Caversham, Reading, RG4 7BN

**Proposals:** Single storey extension to replace existing conservatory. Porch over front entrance door and changes in design of front elevation

**Case Officer:** Sian Hickey

**Applicant:** Mr Mark Davidson

**Date received (valid from):** 11 May 2023      **Target Decision date:** 7 July 2023 (Ext)

### 1. SITE DESCRIPTION

The application site is a two storey detached residential dwelling. The surrounding area is predominantly residential with a variety of detached and semi-detached dwellings. The property is not a listed building, nor does it fall within a conservation area

**Site visit date:** 08/06/2023

**Site visit photos:**



### 2. PROPOSAL AND SUPPORTING INFORMATION



front elevation



rear elevation



side elevation



side elevation

Planning permission is sought for a single storey rear extension to replace the existing conservatory. Bifold doors would be located in the rear elevation of the extension and two windows would be located in the side elevation. The extension would have a flat roof with one roof window.

The proposal also includes changes in the design of the front elevation of the dwelling to create a pitched roof over the existing front roofed element and a new pitched roof porch over the front entrance door.

Plans considered:

Location Plan

Block Plan

Drawing No. 357-01 - Existing Floor Plans and Elevations

Drawing No. 357-02 - Proposed Floor Plans and Elevations

Received 12<sup>th</sup> April 2023

### **3. RELEVANT PLANNING HISTORY**

101890 - Two storey rear extension and single storey garage to side. - PERMITTED

### **4. CONSULTATIONS**

The following addresses were consulted by letter.

11 Oakley Road, Caversham, Reading, Berkshire, RG4 7RL

13 Oakley Road, Caversham, Reading, Berks

14 Highmoor Road, Caversham, Reading, RG4 7BN

10 Highmoor Road, Caversham, Reading, RG4 7BN

9 Oakley Road, Caversham, Reading, RG4 7RL

Letters of representation have been received as follows: None

**RBC Transport** - The proposed works do not change the existing parking arrangements. The single garage is to be retained and there is existing parking along the side of the property on an area of hardstanding. No changes are proposed to the existing vehicle dropped crossings.

#### **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 (2021)

## **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.

In terms of design, the proposals are considered acceptable and materials used will match those of the existing dwelling. The proposed development at the front elevation of the property is considered to enhance the appearance of the dwelling. The proposed extension at the rear is considered subservient to the host dwelling and the site is capable of taking an extension of this size. The majority of the proposed extension is at the rear of the property and will not be visible from the street, therefore posing minimal risk of harm to the streetscape. There are many other rear extensions within the vicinity, therefore the proposal is not considered out of character for its location. Overall, it is not considered that the proposed extension would cause harm to the character and appearance of host dwelling or the surrounding area.

### **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 proposed works to the front elevation of the dwelling are considered minor in scale and therefore there are no identified risks of these elements causing any harm to the living environment of neighbouring properties. The proposed rear extension replaces an existing conservatory. The proposed extension will be more noticeable to the residents of the neighbouring property closest to the development due to its increase in size and change in materials, however, there remains a sufficient distance to the boundary and the proposed extension is single storey in nature and not considered to be harmful in respect of privacy and overlooking, overbearing effects or visual dominance. There are also no identified risks in relation to loss of sunlight and daylight. Therefore, the proposal therefore complies with policy H9 and CC8 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

Approved Plans

Materials