

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights

App Ref: 221878/HOU

Address: Crawfordjohn, Upper Warren Avenue, Reading, RG4 7EB

Proposals: Proposed single storey rear extension and alterations with rooflights to existing dwelling

Case Officer: Ms Connie Davis

Applicant: Mr & Mrs J. Okten

Date received (valid from): 20 December 2022 **Target Decision date:** 14 February 2023

1. SITE DESCRIPTION

The application site is a two storey detached dwelling located in a spacious plot. The surrounding area is residential, comprising of large plots with varying styles and sizes of dwellings; a mixture of two storey dwellings and bungalows.

2. PROPOSAL AND SUPPORTING INFORMATION

Proposed single storey rear extension and alterations with rooflights to existing dwelling. Materials are to be of similar appearance to the existing.

Plans considered

3818/214 Rev B - Proposed Floor Plans

Received 7th February 2023

3818/245 Rev A - Block and Location Plan

3818/242 Rev A - Elevations 1of2

3818/243 Rev A - Elevations 2of2

Received 20th December 2022

Sheet 2

Application Form

Received 15th December 2022

3. RELEVANT PLANNING HISTORY

221245/FUL - Demolition of existing dwelling and erection of replacement dwelling with garage - Application Permitted

4. CONSULTATIONS

The following addresses were consulted by letter.

Tonilla, Upper Warren Avenue, Caversham, Reading, Berkshire, RG4 7EB

Outlands, Upper Warren Avenue, Caversham, Reading, Berkshire, RG4 7EB
69 Chazey Road, Caversham, Reading, RG4 7DU
71 Chazey Road, Caversham, Reading, RG4 7DU
73 Chazey Road, Caversham, Reading, RG4 7DU

In addition, a site notice has been displayed.

No letters of representations have been received.

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)
EN12 (Biodiversity and the Green Network)
EN14 (Trees, Hedges and Woodlands)

SPD

Design Guide to House Extensions (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.

The extension is considered of modest overall scale in comparison to the main dwelling and will not protrude past the established rear elevation. The extensions represent an infill either side. Whilst the roof form of the main house is hipped and the proposed extension would have a flat roof, this is considered a suitable and typical choice of design for a single storey rear extension.

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 extensions would be set off neighbouring boundaries. Furthermore, due to the modest single storey scale, the proposal is not considered to result in an adverse impact to adjoining neighbours. However a condition will be attached ensuring the flat roof of the extensions will not be used as a balcony or terrace, in the interest of neighbours.

Trees

It is noted that there are two trees on site that have TPOs. The extensions are shielded by an existing patio. Revised floor plans were received clarifying the placement of the patio. As such, the development will not encroach on land that has not already been developed (see picture below).and therefore would not be considered to impact nearby trees/ roots. The proposal is therefore considered acceptable in relation to Policy EN14 of the Reading Borough Local Plan (2019).



Ecology

The Bat Survey report (Arbtech, August 2021) submitted for application 220642 [Proposed extensions and alterations to existing dwelling] concluded that the building is unlikely to host roosting bats. As such, it is considered unlikely that the proposals will adversely affect bats. The report found evidence of birds having used the house in the past, however the current proposals are unlikely to affect these parts of the building.

As such, the proposal is considered acceptable on Ecological grounds, in line with Policy EN12 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:

1. Time Limit
2. Approved plans
3. Materials as specified
4. No use of flat roof