

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights

App Ref: 230406/HOU

Address: 50 Sheridan Avenue, Caversham, Reading, RG4 7QD

Proposals: First floor side extension over existing single storey to form larger 3rd bedroom and Utility. Resubmission of lapsed application 190458

Case Officer: Marcie Rejwerska

Applicant: Mr & Mrs R Higham

Date received (valid from): 28 March 2023 **Target Decision date:** 23 May 2023

1. SITE DESCRIPTION

The application site is a two storey semi-detached dwelling on the north-eastern side of Sheridan Avenue in Caversham. The property is set back from the road by way of a front garden and paved driveway. The property has a single storey side extension although there is no planning history relating to this development.

The surrounding area is residential, comprised of dwellings in similar character. The properties on Sheridan Avenue are set on a slope, and the rear gardens then to be at a lower ground level than the street.

The property is not listed nor in a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a first floor side extension above the existing ground floor side extension. The extension would measure 1.8m width to align with the ground floor extension. The proposed extension would be have a hipped roof to match the host dwelling, set down from the top ridge. The proposal would also be set back from the front elevation by 1m with a pitched roof above the ground floor. New windows are proposed at the front and rear elevation. Proposed materials will match the host dwelling.

It is noted that this development was approved under planning ref. 190458, but the 3 year period for the development to commence has passed. This proposal is an identical resubmission.

Plans considered:

BA-0140-01-A Existing plans and elevations, dated July 2018, received 29 March 2023

BA-0140-02-A Proposed plans and elevations, dated March 2019, received 29 March 2023

3. RELEVANT PLANNING HISTORY

190458 - First floor side extension over existing single storey to form larger 3rd bedroom and Utility - Application permitted on 10 May 2019

4. CONSULTATIONS

The following addresses were consulted by letter.

3 Woodberry Close, Caversham, Reading, RG4 7QG
48 Sheridan Avenue, Caversham, Reading, RG4 7QD
52 Sheridan Avenue, Caversham, Reading, RG4 7QD

No letters of representation 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)

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 modest in scale and considered adequately subservient in its appearance to the host dwelling. The proposal is not considered harmful to the character of the property. In terms of impact on the wider street scene, two storey side extensions are less common in the immediate area, however this is not considered to pose a risk to the character of the street. The design and scale of the proposal is sympathetic and therefore acceptable.

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.

- Privacy and overlooking;
 - No identified risk - two new proposed windows at the front and rear elevation create new views but these are not considered harmful.
- Overbearing effects;
 - No identified risk - the proposal is modest in scale.
- Sunlight and daylight;
 - No identified risk - the neighbouring no. 48 Sheridan Avenue has two side elevation windows but these do not serve habitable rooms. Therefore any potential overshadowing is not considered harmful.

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 PERMISSION

Recommended Conditions:

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