

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights

App Ref: 221937/HOU

Address: 9 St Davids Close, Caversham, Reading, RG4 7PX

Proposals: Proposed single storey front extension, single storey rear extensions and garage conversion.

Case Officer: Marcie Rejwerska

Applicant: Mr Joe Blazovsky

Date received (valid from): 28 December 2022 **Target Decision date:** 27 April 2023 (ext.)

1. SITE DESCRIPTION

The application site is a detached two-storey dwelling on St Davids Close in Caversham. The property is set back from the road by way of a modest front garden. There is a paved driveway at the side of the dwelling leading to a single, flat-roofed garage. The property has two existing flat roofed dormers at the front and rear elevations. St Davids Close is a residential road comprised of detached dwellings in similar character. The property is not listed nor in a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for conversion of the existing garage to habitable space, extension of the garage to the rear, a single storey rear extension, and a front porch extension.

Garage conversion and extension

The proposed conversion includes the addition of a rooflight and a 2.5m extension to the rear of the existing garage to form a utility room.

Rear extension

The proposal would measure 3.5m in depth across the width of the host dwelling, connecting the garage/proposed playroom via internal door. The proposed extension will have a flat roof with 1x rooflight and 1x roof lantern. Bifold doors and French doors are proposed on the rear elevation.

Front porch

The proposal would measure 4.5m width x 2m depth and have a pitched roof to match the host dwelling. Two windows are proposed at the front elevation.

Plans considered:

BLAZOVSKY-1222-07 Location plan, received 3 January 2023

BLAZOVSKY-1222-02 Existing elevations, received 3 January 2023

BLAZOVSKY-1222-01 Existing plans, received 3 January 2023

BLAZOVSKY-1222-03 Rev C Proposed ground floor plans, received 18 April 2023

BLAZOVSKY-1222-04 Rev C Proposed elevations, received 18 April 2023

BLAZOVSKY-1222-05 Rev C Proposed sections AA, received 18 April 2023

BLAZOVSKY-1222-06 Proposed sections BB, received 3 January 2023

BLAZOVSKY-1222-08 Rev C Proposed block plan, received 18 April 2023

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter.

10 St Davids Close, Caversham, Reading, Berkshire, RG4 7PX
99 Kidmore Road, Caversham, Reading, RG4 7NH
8 St Davids Close, Caversham, Reading, RG4 7PX

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 scale and design of the proposed garage conversion and extension is considered acceptable, after being scaled down. This addition will not be visible from the road and is not considered to harm the character of the street nor the host dwelling.

Likewise, the proposed single storey rear extension is considered acceptable in terms of both scale and design. A number of other properties on St Davids Close have similar flat roof rear extensions. The proposal is not considered harmful to the host dwelling nor the character of the street. A condition is recommended to restrict the use of the flat roof.

It is not considered that the scale of the proposed porch would cause any harm to the character of the host dwelling nor the wider street scene. The design of the porch is sympathetic to the main dwelling.

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
- Overbearing effects;
 - No identified risk
- Sunlight and daylight;
 - No identified risk.

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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AP1

M1

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