

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights

App Ref: 221645/HOU

Address: South Hill, Upper Warren Avenue, Caversham, Reading, RG4 7EB

Proposals: Replacement of single storey rear extension with new flat roofed extension and balcony over. Changes to doors and windows across rear elevation

Case Officer: Marcie Rejwerska

Applicant: Nicole Marsh

Date received (valid from): 2 November 2022
(ext.)

Target Decision date: 13 January 2023

1. SITE DESCRIPTION

The application site comprises a two storey detached dwelling on Upper Warren Avenue in Caversham. The property is set back from the road by way of a paved driveway. There is a large rear garden which contains an existing outbuilding on the east side of the plot. There is an existing single storey extension at the rear. Upper Warren Avenue is a residential road comprised of detached properties in varying character. The property is not listed nor in a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for removal and replacement of the existing single storey rear extension on the same footprint. The proposed extension will have a balcony on the roof to be accessed from the first floor. One new window is proposed on the side elevation of the proposed extension.

The proposal also includes alterations to existing fenestration on the rear elevation, including replacement of 2 windows on the first floor and replacement of an existing ground floor door with bifold doors.

Plans considered

MAP-C4405-180, Rev. A, Existing elevations, dated 14 October 2022, received 3 November 2022

MAP-C4405-111, Rev. A, Existing ground floor, dated 14 October 2022, received 3 November 2022

MAP-C4405-121, Rev. A, Existing first floor, dated 14 October 2022, received 3 November 2022

MAP-C4405-131, Rev. A, Existing second floor, dated 14 October 2022, received 3 November 2022

MAP-C4405-001, Rev. 0, Location and site plan, dated 14 October 2022, received 3 November 2022

MAP-C4405-211, Rev. 0, Proposed ground floor, dated 14 October 2022, received 3 November 2022

MAP-C4405-221, Rev. 0, Proposed first floor, dated 14 October 2022, received 3 November 2022

MAP-C4405-231, Rev. 0, Proposed second floor, dated 14 October 2022, received 3 November 2022

MAP-C4405-280, Rev. 0, Proposed roof plan and elevations, dated 14 October 2022, received 3 November 2022

3. RELEVANT PLANNING HISTORY

141011 - Demolition of existing bungalow and erection of two storey detached 5-bed house (amended description) - Application refused on 24/10/2014

142030 - Single storey extensions to side and rear to form carport and workshop, first floor extension to form four bedrooms with associated bathrooms, two storey front extension above entrance door and secondary loft space accommodation. - Application permitted on 15/5/2015

151506 - Alterations & extensions to include single and 2 storey extensions and new single storey out building. - Application permitted on 22/10/2015

160545 - Application to discharge condition 5 of approved planning application 142030 - Condition discharged on 22/9/2016

161092 - Application for variation of Condition 3: Approved plans, following grant of planning permission 151506, to allow construction of a single storey rear extension, two front dormer windows and relocation of proposed rear dormer windows. - Application permitted on 4/8/2016

4. CONSULTATIONS

The following addresses were consulted by letter.

Allt Wen, Upper Warren Avenue, Caversham, Reading, RG4 7EB
Davean, Upper Warren Avenue, Caversham, Reading, RG4 7EB

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)

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 proposed replacement rear extension will sit on the same footprint as the existing and therefore there are no concerns over the size and scale of the proposal. The location and local context allow for the addition of a balcony on the first floor. Upper Warren Avenue is characterised by large detached properties with sufficient spacing between each other, as well as mature trees along boundaries. There is therefore no concern of the balcony appearing overbearing. The proposed glass balustrade is considered acceptable. The proposal is set at the back of the property and has therefore no impact on the wider character of the street.

The proposed alterations to fenestration include replacement of existing windows rather than additions of new windows. This is considered 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; the view into the neighbouring property to the west is largely obscured by existing trees. There is sufficient spacing between properties to mitigate any concerns.
- 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:

TL1

AP1

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