

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights

App Ref: 220671/HOU

Address: White Lodge, The Warren, Caversham, Reading, RG4 7TH

Proposals: 2 storey rear extension

Case Officer: Nathalie Weekes

Applicant: Mr A. Richards

Date received (valid from): 6 May 2022 **Target Decision date:** 18 October 2022

1. SITE DESCRIPTION

The application relates to a detached dwelling known as 'White Lodge'. The properties in the vicinity vary in terms of design and architectural composition. Land rises to the rear of the property with a retaining wall, existing paved rear amenity area and garden amenity at the side of the dwelling. The site is surrounded by trees covered by a TPO to the north and east of the site.

The garden amenity is sited at the western side of the property.

The site is situated in a major landscape feature in the Thames Valley EN12 and in an area of identified biodiversity interest EN12 in close proximity to a green links area, on an area of contaminated land. The Warren is also on a cycle route.

Site photos:



2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for a 2 storey infill rear extension integrated into the existing roofline with materials to match the existing house. The ground floor element is inset, with the first floor level overhanging the corner of the ground floor element.

Materials are proposed to match the existing dwelling.

Plans considered

3743/202 Proposed First Floor and Roof Plan

3743/201 Proposed Ground Floor Plan

3743/203 Proposed Elevations

3743/200 Block and Location Plans

3743/102 Existing Elevations

CIL

As received 9 May 2022

3743/101 Existing Plans Rev A
Photo of rear of house
As received 30 June 2022

R3184/a Preliminary Bat Roost Assessment, John Wenman ecological consultancy, August 2022
SPH/ESR-22/07.09 ECOLOGICAL SURVEY REPORT (BATS), Urban Tree Experts, 20 September 2022
As received 20 September 2022

3. RELEVANT PLANNING HISTORY

161250 Painted horizontal timber boarding, painted render and Juliet balcony. Permitted 22 September 2016

160925 Non-material amendment following a grant of planning permission (131159) for timber boarding and painted render and addition of Juliet balcony Refused 8 June 2016

140748 Non material change to planning permission 131159/FUL for the alteration of window and door positions Permitted 16 June 2014

131159 Two storey rear extension and new dormer window to front elevation (Resubmission of 130548/FUL) 3 October 2013

130548 Two storey rear extension and new dormer window to front elevation Withdrawn 12 June 2013

4. CONSULTATIONS

The following addresses were consulted by letter.

8 The Warren, Caversham, Reading, RG4 7TH

A site notice was displayed at the site on 18 May 2020. No letters of representation have been received.

Natural environment, Trees - No objection
Ecology - No objection subject to a condition

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)

TR3 (Access Traffic and Highway-related Matters)

TR5 (Car and Cycle Parking)

EN12 (Biodiversity and the Green Network)

EN13 (Major Landscape Features and Areas of Outstanding Natural Beauty)

EN14 (Trees, Hedges and Woodlands)

EN16 (Pollution and water resources)

SPG/SPD

A Design Guide to House Extensions SPG

6. APPRAISAL

Character and Appearance

The proposed extension is in keeping with the design of the existing house, proposed works are an infill, to the rear of the dwelling and will not be visible from the public realm. The proposed first floor element will extend over the proposed ground floor element to enable the extension to integrate into the space to the rear of the site. The development is considered to respect the character of the house in terms of scale, materials and design and complies with CC7 and H9, and not detract from the major landscape feature within the Thames Valley EN12. All the dwellings located on the 'The Warren' have individual characteristics in terms of design and materials.

Residential Amenity

The proposed 2 storey extension is not considered harmful in terms of impact to privacy and overlooking, the design is not overbearing nor does it reduce any daylight or sunlight for neighbouring properties. An additional window is proposed at first floor level, the design and size match existing windows and it will not result in overlooking due to surrounding trees, vegetation and the difference in height surrounding the site. Land to the rear of the property rises to a higher elevation, with mature vegetation and trees surrounding the property. Sufficient garden amenity will be retained to the side of the property. The proposal complies with policies CC8 and H10.

Trees

The impact on trees to the north covered by a Woodland TPO and adjacent to the property were considered however due to a significant change in level to the rear of the property, the trees will not be impacted by the proposed works. The natural environment team have no objections to the proposal. Amended plans were submitted to illustrate the position of the rear retaining wall.

Policies CC7 and EN14 of the Reading Borough Local Plan 2019

Ecology

A bat survey was undertaken and the ecologist has no objections to the proposed works, subject to a condition.

Other issues

Works required for the proposal will not detrimentally impact the identified biodiversity interest area in which the site is located or negatively affect the green links area.

The smallscale works should not impact the existing cycle path. The transport department should be notified of any works affecting the highway.

A condition is recommended in the event that any contamination is found during smallscale construction works.

7. CONCLUSION

The proposed development has been assessed as set out above and is considered to be acceptable on that basis, subject to conditions.

8. RECOMMENDATION

Application Permitted