

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights

App Ref: 220885/HOU

Address: 70 Woodcote Road, Caversham, Reading, RG4 7EX

Proposals: Single Storey Rear Extension to form new Study / Home Office and rear Open Porch

Case Officer: Marcie Rejwerska

Applicant: Mr & Mrs P Whitehead

Date received (valid from): 15 June 2022 **Target Decision date:**

1. SITE DESCRIPTION

The application site is a detached two-storey dwelling on the corner of Woodcote Road and Ilkley Road. The property is set back from the road via a paved driveway accessed from Ilkley Road. The property has existing extensions at the front and rear of the house. The property is positioned in line with properties on Ilkley Road, and as such is set back from the building line on Woodcote Road.

Woodcote Road is a predominately residential road comprised mostly of detached and semi-detached dwellings, which vary in character. The property is not listed nor in a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey rear extension, measuring 5.28m in depth and 4.3m in width. The proposed extension is set 1.35m off the property boundary on the side, and will have a pitched roof to match the main dwelling. The proposed roof measures 2.3m to the eaves and 3.44m in total height. Two new roof lights are proposed on the side elevation, a high level obscure glazed window on the side elevation, a window at the rear elevation and a sliding external door on the side.

The proposal includes a pitched roof canopy above the existing external door at the rear elevation to adjoin the proposed extension. The height of the canopy would match the proposed extension and measure 1.35m in depth.

Proposed materials will match the existing dwelling.

Plans considered:

BA0207-01A Existing plans and elevations

BA0207-02A Proposed plans and elevations

Received 5/10/2022

3. RELEVANT PLANNING HISTORY

040906 - First floor rear extension over existing conversion with new garage extension to front - Application permitted on 4/10/2004

4. CONSULTATIONS

The following addresses were consulted by letter.

47 Matlock Road, Caversham, Reading

72 Woodcote Road, Caversham, Reading, RG4 7EX

45 Matlock Road, Caversham, Reading, RG4 7BP

1 Ilkley Road, Caversham, Reading, RG4 7BD

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 proposed rear extension, although large is considered acceptable within the context of the site. The property is set further back from the building line of the properties on Woodcote Road; the proposed development is not considered to appear visually overbearing in comparison to the existing property having an established unusual relationship with the neighbouring no.72 Woodcote Road. It is not considered that the proposal will further any visual harm. Additionally, the proposed extension is sufficiently set off the property boundary to mitigate appearing overbearing.

The proposed extension is considered proportionate to the main dwelling and is a reflection of similar rear extensions on Woodcote Road and Ilkley Road. The extension will not be visible from the street and is therefore not considered to pose risk of harm to the wider street character.

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

Application Permitted

Recommended Conditions:

TL1

AP1

M1

PD3