

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights

App Ref: 221796/HOU

Address: 29 Richmond Road, Reading, RG4 7PR

Proposals: First floor extension above existing garage.

Case Officer: Ryan Allen

Applicant: Mr and Mrs Michael Taplin

Date received (valid from): 1 December 2022 **Target Decision date:** 26 January 2023

1. SITE DESCRIPTION

The application site is a two-storey detached dwellinghouse, located on Richmond Road, Caversham Heights. The surrounding streetscene is a wholly residential area, comprising of large properties differing in character and design. The property itself is not listed, nor does it fall within a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a first floor extension above the existing garage, complete with a replacement dormer and additional roof lights to be included on the roof of the proposed extension.

Plans considered:

Received 01/12/22

Drawing No. 29ERR.MP01 - Existing Plan & Elevations - dated 10/22

Drawing No. 29ERR.MP02 - Proposed Plan & Elevations - dated 10/22

3. RELEVANT PLANNING HISTORY

09/04/92 - 920685/FUL - Two storey side extension. - Permitted

24/05/01 - 010373/FUL - Single storey rear conservatory extension - Permitted

4. CONSULTATIONS

The following addresses were consulted by letter.

6 Woodford Close, Caversham, Reading, Berkshire, RG4 7HN

35 Richmond Road Caversham, Reading

29A Richmond Road, Caversham, Reading, RG4 7PR

31 Richmond Road, Caversham, Reading, Berkshire, RG4 7PR

25 Richmond Road, Caversham, Reading, RG4 7PR

Letters of representation have been received as follows:

None.

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 considered small in scale and respectful to the host dwelling in terms of design. The roof design and materials seek to match those of the existing dwelling, and adherence to supplementary guidance provided in the Reading Borough Council Design Guide to House Extensions by the roof being set down from the ridge of the existing roof. Similarly, referencing the dormer extension; the pitched roof design and the 'set down' positioning is considered sympathetic to the existing dwellinghouse. Overall, the proposal is compliant with policies CC7 & H9 of the Reading Borough Council Local Plan (2019).

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.

The detached property exists down a small side road off of Richmond Avenue and is situated on a large plot at the rear of 29a Richmond Road, with the separation between the two properties being approximately 18m. This, alongside the small scale of the proposal, supports considerations that no potential for detrimental harm to residential amenity isn't present for the proposal, thus complying with policies CC8 & H9 of the Reading Borough Council Local Plan (2019).

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

Recommended Conditions:

TL1
AP1
M1