

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights

App Ref: 221034/HOU

Address: 34 Woodcote Road, Caversham, Reading, RG4 7BA

Proposals: Proposed ground wraparound floor extension, plan redesign and all associated works (amended description)

Case Officer: Marcie Rejwerska

Applicant: Ms Christina Fun

Date received (valid from): 13 July 2022 **Target Decision date:** 17 May 2023 (ext.)

1. SITE DESCRIPTION

The application site is a detached two-storey dwelling on the corner of the junction between Woodcote Road and Highmoor Road in Caversham. The property is set back from the road and largely obscured from view by large mature hedges. There are a number of outbuildings on site, including a single garage with a pitched roof and an existing rear conservatory and flat roofed side extension. The application site is located within the Air Quality Management Area. The surrounding area is predominately residential with detached dwellings in varying character. The property is not listed nor in a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey wraparound extension with a pitched roof to replace the existing conservatory and side extension. The proposed extension would measure 8.46m in width at the rear, 5.05m in depth from the rear elevation across 4.45m width of the host dwelling. The extension would be set back from the front elevation by 5m and measure 3.7m width from the side of the host dwelling, adjoining the existing garage. Part of the existing garage is to be converted to a pantry.

The proposal would require removal of one existing tree on site. The proposal indicates that this tree will be replaced elsewhere on site.

The proposal also included a rear box dormer which has been removed from the proposal due to officer concerns on the impact of the dormer on the character of the property.

Plans considered:

Location plan received 14 July 2023

B117070-1100 Rev A Existing floor plans, dated July 2022 received 3 May 2023

B117070-1200 Rev A Existing elevations and sections, dated July 2022 received 3 May 2023

B117070-3100 Rev C Proposed floor plans, dated July 2022 received 3 May 2023

B117070-3200 Rev C Proposed elevations and sections, dated July 2022 received 3 May 2023

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter.

32 Woodcote Road, Caversham, Reading, Berkshire, RG4 7BA
61 Highmoor Road, Caversham, Reading, RG4 7BQ

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 proposal seeks to consolidate two existing extensions into one larger wraparound extension. The proposed scale is larger than recommended within the Design Guide to House Extensions SPD, however this is considered acceptable in this case as the scale of the proposed extension is not considered harmful to the character of the host dwelling nor the wider area. The bulk of the extension will be contained to the rear of the property therefore having minimal impact on the appearance of the dwelling from the street. The pitch of the roof matches the height of the existing garage. The design 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 - new windows proposed are not considered to create new views.
- Overbearing effects;
 - No identified risk - the proposal replaces existing extensions and is of similar scale
- Sunlight and daylight;
 - No identified risk - the proposed development is set away from the property boundary with neighbouring no. 32 Woodcote Road.

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

M1

L7