

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Emmer Green

App Ref: 230103/HOU

Address: Welford, Hawthorne Road, Caversham, Reading, RG4 6LY

Proposals: Single storey rear extension

Case Officer: Ryan Allen

Applicant: Mr & Mrs. Cohen

Date received (valid from): 27 January 2023 **Target Decision date:** 24 March 2023

1. SITE DESCRIPTION

The application site is a two-storey, detached dwelling, located on Hawthorne Road, Caversham. The immediate surrounding area is wholly residential and comprises of properties varying in character, design and scale. The property is not listed, nor is it situated within a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey rear extension to measure at approximately: 3.6m in depth, 2.9m in width, 2.7 in ground to eaves height & 3.8m in total height.

Plans considered:

Received 27/01/23

Drawing No: 001 - Existing Ground Floor & Roof Plan - dated 08/22

Drawing No: 002 - Existing Elevations - dated 08/22

Drawing No: 003 - Proposed Ground Floor & Roof Plan - dated 08/22

Drawing No: 004 - Proposed Elevations - dated 08/22

Drawing No: 005 - Site & Location Plans - dated 08/22

3. RELEVANT PLANNING HISTORY

04/07/97 - 970488/FUL - Two storey extension to side of existing house and dormer extension at front - Permitted

4. CONSULTATIONS

The following addresses were consulted by letter.

2C Hawthorne Road, Caversham, Reading, RG4 6LY

1 Micklands Road, Caversham, Reading, RG4 6LT

2 Micklands Road, Caversham, Reading, RG4 6LT

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 to be proportionate and complimentary to the host dwelling. The roof design comprises of part flat, part pitched roof; necessitated by the angle in which the host dwelling sits at. Although the flat-roof aspect of the proposal isn't in-keeping with the existing property, it's positioning at the rear of the property reduces any visual amenity concerns as it's out of view from the public domain. Overall, the proposal is compliant with policies CC& & 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 proposal's positioning to the rear of the property, relatively minimal scale and separation between the host dwelling and adjacent properties are considered to provide sufficient comfort

to neighbouring properties, mitigating the potential for overbearing effects. The large plot of the application site also means sizeable garden space is retained. Overall, the proposal is compliant 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