

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 220497

Address: 31 Brill Close, Caversham, Reading RG4 7RD

Applicant: Mr & Mrs Szymczyk

Proposal: Single storey rear extension

Target date: 27/5/22

Case officer: Marcelina Rejwerska

1. Site Description and Surrounding Area:

The proposal site is a residential dwelling on Brill Close in Caversham. The application site is on a steep hill, placing the rear of the property on a higher ground level than the front of the property. At the rear, the property has a modest garden and an existing single storey rear extension. Brill Close is a residential road comprised of bungalows in similar design. The property is not listed nor in a conservation area.

2. Proposal:

Planning permission is sought for a single storey rear extension to infill the space between the two rear elevation walls (main dwelling and existing rear extension). The proposal would measure 4.5m to align with the existing rear extension. The proposed extension will have a flat roof with a single roof lantern, set down under the eaves of the existing rear extension. The proposed materials will match the existing dwelling.

2.1. Plans Considered:

1339/1 Existing plans and elevations
1339/2 Proposed plans and elevations
1339/3 Block plan
Location plan

Received 1/4/2022

3. Relevant Planning History:

160489 - Rear extension measuring 4.5m in depth, with a maximum height of 4m, and 2.55m in height to eaves level. Notification of the construction of an extension under class A Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. - Application permitted on 6/5/2016

4. Consultation Responses:

4.1. Internal Consultees

None consulted.

4.2. External Consultation

The following addresses were formally consulted via letter on 11/4/2022:

29 Brill Close
50, 52 Oakley Road
76 Kidmore Road

1 objection received - comment relating to development outside of the scope of this application and therefore not relevant.

In addition, a site notice was sent to the applicant to be displayed on site.

5. Discussions with applicant/agent

None.

6. 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.

7. Relevant Planning Policy and Guidance

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 Policy Guidance

Reading Borough Local Plan (2019)

CC8 Safeguarding Amenity
H9 House Extensions and Ancillary Accommodation

Design Guide to House Extensions - Supplementary Planning Document (2021)

8. Appraisal

8.1. House Extensions and Ancillary Accommodation

In accordance with policy H9: House Extensions and Ancillary Accommodation, house extension proposals are acceptable where it:

- *Respects the character and appearance of the house in terms of scale, location, materials and design*
 - Although the proposed extension exceeds the recommended 4m depth limit as noted in the Design Guide to House Extensions SPD, in the context of the site and its location, the proposal is considered acceptable in terms of scale and size.
 - All proposed materials will match the existing dwelling. The proposed flat roof with a single roof lantern will complement the dwelling. The proposal is considered acceptable in terms of design.
 - A condition is recommended to restrict the use of the flat roof.

- *Respects the character and pattern of neighbouring properties and appearance of the street as a whole in terms of scale, location, materials and design, the arrangement of doors, windows and other principal architectural features and any important existing building line.*
 - The proposal will not be visible from the street, and is therefore not considered to pose a risk to the wider character of the street.

8.2.Safeguarding Amenity

This proposal has also been assessed against Reading Borough Local Plan policy CC8: Safeguarding Amenity, which states that proposals are acceptable where they will not cause a detrimental impact on the living environment of existing residential properties with regard to:

- Privacy and overlooking
 - No identified risk of overlooking.
- Access to sunlight and daylight
 - No identified risk of overshadowing.
- Visual dominance and overbearing effects of a development
- Harm to outlook
 - The proposal is considered acceptable in terms of size, scale and design and therefore does not pose any identified risks to amenity of neighbouring properties.

9. Conclusion

The proposed development has been assessed and the proposed works are considered to be in accordance with the above relevant policies and planning permission can be granted.

RECOMMENDATION: GRANT PERMISSION

Conditions

TL1

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PD5

Informatives