

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights

App Ref: 221526/HOU

Address: 68 Chazey Road, Caversham, Reading, RG4 7DU

Proposals: Single story rear extension and part garage conversion with first floor side extension.

Case Officer: Marcie Rejwerska

Applicant: Anil Kumar Sharma

**Date received (valid from): 12 October 2022
(ext.)**

Target Decision date: 22 December 2022

1. SITE DESCRIPTION

The application site comprises a two-storey semi-detached dwelling on Chazey Road in Caversham. The property is set considerably back from the road by way of a driveway and front garden. The property has a single garage at the side of the dwelling which is separated by an access path to the rear garden. The property also has an existing front porch and box dormer at the rear of the property. The property has a large rear garden similar to other properties on the north side of Chazey Road, which back onto Mapledurham Playing Fields. Chazey Road is characterised by detached and semi-detached properties in similar character. The property is not in a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for replacement of the existing garage with a single garage integrated into a two storey side extension. The proposed side extension would measure 3m in width and extend back to align with the rear elevation of the main dwelling. At the front the garage at the ground floor aligns with the existing porch. At the first floor the proposed side extension is set back 0.5m and has a pitched roof to match existing, set down from the top ridge.

At the rear, a single storey rear extension is proposed, measuring 3.9m in depth across the width of the main dwelling and the proposed side extension. The proposed extension will have a flat roof with 2 roof lanterns. The extension will have bifold doors at the rear elevation.

Plans considered:

P0000-1, Rev. C, Existing plans, dated 14 December 2022, received 14 December 2022
P0000-2, Rev. C, Existing roof plan, dated 14 December 2022, received 14 December 2022
P0000-3, Rev. C, Existing elevations, dated 14 December 2022, received 14 December 2022
P0000-4, Rev. C, Existing elevations, dated 14 December 2022, received 14 December 2022
P0000-5, Rev. C, Existing sections, dated 14 December 2022, received 14 December 2022
P0000-6, Rev. C, Proposed sections, dated 14 December 2022, received 14 December 2022
P0000-7, Rev. C, Proposed floor plans, dated 14 December 2022, received 14 December 2022
P0000-8 Rev. C, Proposed roof plan, dated 14 December 2022, received 14 December 2022
P0000-9, Rev. C, Proposed elevations, dated 14 December 2022, received 14 December 2022
P0000-10, Rev. C, Proposed elevations, dated 14 December 2022, received 14 December 2022

P0000-11, Rev. C, Location plan, dated 14 December 2022, received 14 December 2022
P0000-12, Rev. C, Proposed block plan, dated 14 December 2022, received 14 December 2022

3. RELEVANT PLANNING HISTORY

141219 - Certificate of Lawfulness Proposed Use application relating to a single storey front porch extension and monopitch roof over front of garage. - Application refused on 24/9/2014

141562 - Single storey front porch extension and pitched roof over front of the existing garage. - Application permitted on 17/11/2014

4. CONSULTATIONS

Internal consultations:

Transport - The garage is to be reduced in size, however given that share images confirm that there is additional capacity for on-site parking, there are no Transport objections to this application as the proposed works do not change or impact the existing off street parking provision or impact on other road users.

External consultations:

The following addresses were consulted by letter.

66 Chazey Road, Caversham, Reading, Berkshire, RG4 7DU
70 Chazey Road, Caversham, Reading, RG4 7DU

Letters of representation have been received as follows:
None 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)

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 side and rear extensions are considered large in scale and are at the limit of what would be considered acceptable at this application site. The property is sufficiently set back from the road to prevent the side extension being visually dominant or overbearing on the immediate area. The parts of the proposals which are contained to the rear of the property are similarly not considered to pose a risk to harm to character of the area or the main dwelling.

It is also noted that the proposed single garage does not conform to the Parking Standards SPD, however, there is enough space on the existing driveway to provide 2 off road parking spaces and therefore the potential loss of the garage space is not considered harmful.

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;
 - New windows are proposed at first floor of the side extension, however the rear elevation first floor window is proposed to be obscure glazed. A condition is recommended to secure this.
- Overbearing effects;
 - The proposal is not considered overbearing; there is sufficient space away from the road and between the property and the neighbouring no. 66 Chazey Road to mitigate these concerns. The proposed rear extension is also considered to have minimal impact on the adjacent no. 70.
- Sunlight and daylight;
 - The applicant has demonstrated the proposed rear extension do not breach the 60 degree lines taken from the adjacent neighbour's (no. 70) ground floor windows. There is sufficient space between the side extension and the neighbouring no. 66 to mitigate concerns of overshadowing.

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:

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