

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Peppard

App Ref: 211974/HOU

Address: 192 Henley Road, Caversham, Reading, RG4 5LN

Proposals: New pitched and flat roof over existing extension, new windows and doors and landscaping works.

Case Officer: Beatrice Malama

Applicant: Westfield Chambers

Date received (valid from): 8 December 2021 **Agreed Decision date:** 13 June 2022

1. INTRODUCTION

The application site is a two story semi-detached property located at the junction of Henley Road and All Hallows Road within a predominantly residential area. The wider area comprises of a mixture of detached, semidetached properties and flats. The property has a mixture of redbrick and rendered exterior walls with a pitched roof. The site has an existing single story rear and side extension with a flat roof. The site has a significant vegetation cover in the rear garden.

Figure 1 Arial View of the site (google image 25/05/22)



2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for new pitched and flat roof over existing extension, new windows and doors and landscaping works.

Plans considered:

Drawing No. 21/12/01 - Location Plan

Drawing No. 21/12/02 - Proposed Block Plan

Drawing No. 21/12/03 - Existing Elevations

Drawing No. 21/12/04 - Existing Floor Plans

Drawing No. 21/12/05 - Proposed Elevations

Drawing No. 21/12/06 - Proposed Floor Plans

Received 9th December 2021

Drawing No. 20/06/15 - Trees in rear garden

Received 7th March 2022

Drawing No. 20/06/07 Rev A - Car Parking Plan

Received on 28th April 2022

3. RELEVANT PLANNING HISTORY

020659/FUL - Change of use from shop (A1) to dwelling (C3) residential - permitted - 28/5/2002

211557/MA - Change of use of Ground Floor from Class E (offices) to C3 (dwelling houses) to comprise 1 new dwelling. Prior Notification under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 - Permitted - 17/11/202

In addition to the above listed, the property has an existing single story rear and side extension.

4. CONSULTATIONS

Internal Consultation

Natural Environment - Concerns were raised regarding the proposal. Initially the application did not include any information to indicate that there would be no harm to the trees in the rear garden. However additional information was requested and the revised plan (drwg 20/06/15) was submitted to and received by the Local Authority on 7th March 2022. This indicates that 6 trees in the rear garden would be removed. Whilst the application is supported in principle, the Natural Environment Officer emphasised the importance of replacing some of the trees. Considering the size of the garden, it is recommended that 2-3 trees be replaced. To secure the necessary landscaping and tree protection, conditions have been recommended.

RBC Transport - Submitted car parking plan shows that the existing parking at the front of the property, fronting Henley Road is to be removed, therefore all unrequired dropped crossings will need to be reinstated and realigned with the footway. Parking is to be re provided at the rear of the property, an existing dropped crossing serving the parking area is accessed via All Hallows Road. Revised plans showing these changes are required. A license from the Highways Department will be required to undertake all works on the public footway.

In order to make the proposal acceptable in transport terms, revised plans illustrating the above changes were submitted to and received by the Local Planning Authority on 28th April 2022. No further objections have been received from transport however conditions and informatives have been recommended.

Public Consultation

A site notice was sent to the agent on 14th December 2021 and the adjoining neighbour at 190 Henley Road, Caversham, RG4 5LN was consulted by letter. No Letters of representation have been 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

A. Character and Appearance

H9 states: An extension to a house will be acceptable where it respects the character of the house and neighbouring properties in terms of scale, location, materials and design;

To assess this, the following has been considered - would the proposal:

- detract from the appearance of the original building through the use of ill-matching materials and by not fitting in with the design, scale and proportions of the original building; detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; detract from the appearance of the street or area by using ill-matched materials, glazing and detailing;

NO, the proposal would utilise materials that match the existing and the design would complement the existing. The use of a half pitch on the roof would be more sympathetic to the character of the existing building. Similarly, the works would unlikely harm the outlook of the wider street.

- reduce the amount of usable amenity space for the property to an unacceptable degree;

NO. The proposed works would not result in an increase in the size of the existing building.

- require the loss of trees in the garden or put significant trees at risk;

Whilst the proposal includes the removal of existing trees within the rear garden, conditions to secure the landscaping and tree replacement is attached.

B. Residential Amenity

CC8: Safeguarding Amenity 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.

To assess this, the following has been considered - would the proposal:

- significantly reduce the amount of daylight and sunlight enjoyed by neighbouring properties;

NO, whilst the proposed roof works would increase the height of the existing side and rear extension by approximately 1m, this would not materially change the size of the extension and as such would unlikely result in a significant reduction in the amount natural light by the neighbouring property.

- invade the privacy of neighbouring properties through overlooking from windows or balconies;

NO. The existing extension is single story and would remain so therefore there would be no loss of privacy to the neighbouring property as a result of the proposed works.

7. **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 subject to conditions.

8. **RECOMMENDATION**

GRANT

9. **CONDITIONS**

- Time Limit (standard)
- Approved Plans
- Materials (as specified)
- Vehicle Parking (As Specified)
- Access Closure with Reinstatement
- Landscaping Small Scale (to be approved) - pre commencement
- Arboricultural Method Statement (to be submitted) - pre-commencement

10. **Informatives**

IF3 Highways

I24 Do not damage the verge