

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights

App Ref: 221600/HOU

Address: 33 Wrenfield Drive, Caversham, Reading, RG4 7QE

Proposals: Proposed garage conversion, two-storey side extension including Velux style roof lights. Existing ground floor rear projection flat roof and roof lights to be modified to create a pitched roof with skylights.

Case Officer: Marcie Rejwerska

Applicant: Mr and Mrs Jenny and David Salisbury

Date received (valid from): 26 October 2022 Target Decision date: 30 January 2023 (ext.)

1. SITE DESCRIPTION

The application site is a two storey semi-detached dwelling on Wrenfield Drive in Caversham. The property is set back from the road by way of a front garden and paved driveway. The property has a single garage attached at the side of the dwelling. At the rear, there is an existing single storey extension which measures 3.57m in depth. Wrenfield Drive is a residential road comprised of detached and semi-detached dwellings in similar character. The property is not listed nor in a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for replacement of the existing garage with a two storey side extension measuring 2.3m in width, set back 0.2m from the front elevation. The proposed side extension will have a hipped roof set down from the top ridge of the main dwelling. Two new windows are proposed at the front elevation of the extension. The side extension dips in where the existing garage ends to a width of 2m. The two storey extension wraps around the back of the property to create an additional bedroom at the rear. The extension at the rear measures 4.57m in width x 3.57m in depth to align with the existing single storey extension. New windows are proposed at the rear elevation including a full length window on the first floor. The side/rear extension will have a pitched roof to match which is to be set down from the proposed side extension roof. New rooflights are proposed at side elevations.

Plans considered:

2223-P102, Existing site plan, dated June 2022, received on 26 October 2022

2223-P103, Block plans, dated June 2022, received 26 October 2022

2223-P200 Rev. A, External elevations as existing and proposed, dated June 2022, received 26 October 2022

2223-P100 Rev. A, Ground and first floor plans as existing and proposed, dated June 2022, received 26 October 2022

2223-P101 Rev. A, Parking plans as existing and proposed, dated June 2022, received 26 October 2022

3. RELEVANT PLANNING HISTORY

061260 - Single storey rear extension - Application permitted on 18/08/2006

111406 - Two storey side extension - Application permitted on 16/12/2011 but not implemented

220911 - Garage Conversion, two storey side extension and first floor rear extension Inc. Velux Style Roof lights. Existing ground floor rear projection flat roof and roof lights to be modified to create a pitched roof with skylights. - Application withdrawn on 12/07/2022

4. CONSULTATIONS

Internal consultations:

Transport - Proposed works will result in the loss of the garage. Submitted plan 2223-P101 A, illustrates 2 off road parking spaces on the front drive which is in accordance with the Councils current standards. Water run-off from private property onto the public highway is not permitted. An appropriate method of drainage needs to be provided within the property curtilage including the use of suitable permeable surfacing materials.

If the existing access is to be widened a license from the Highways Department will be required and illustrated on plans. Google images also illustrate a lamp column outside the property near the vehicle crossing, this will need to be identified on plans, it should be noted that a 1m distance must be retained between the lamp column and extended access.

In principle there are no Transport objections.

External consultations:

The following addresses were consulted by letter.

124 Kidmore Road, Caversham, Reading, RG4 7NB
35 Wrenfield Drive, Caversham, Reading, RG4 7QE
31 Wrenfield Drive, Caversham, Reading, RG4 7QE

Letters of representation have been received as follows:
1 comment received unrelated to the application.

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 proposed side extension although only minimally set back from the front elevation, is considered to appear subservient to the main dwelling due to the set down of the roof. A number of other properties on Wrenfield Drive have similar two storey side extensions and therefore the proposal is not considered harmful to the outlook of the surrounding area. There is sufficient spacing between the application site and the neighbouring no.35 Wrenfield Drive to mitigate concerns of the proposal appearing overbearing or intrusive. The land slopes upwards on Wrenfield Drive in a north-westerly direction, meaning no.35 is set higher than the application site. This also mitigates concerns of the proposal appearing overbearing, as it will be set lower than the neighbouring property. Similarly, the neighbouring property has an existing single storey wraparound which will mitigate concerns of the proposal appearing overbearing.

The proposal is considered acceptable in terms of scale and design and therefore in accordance with policies CC7 and H9 of the Reading Borough 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.

- Privacy and overlooking;
 - Although new views will be created at the rear and front, this is not considered to pose a risk.
- Overbearing effects;
 - The proposal is considered acceptable in terms of scale.
- Sunlight and daylight;
 - The applicant has demonstrated on the plans the angle lines taken from both neighbouring properties; there is no identified risk of overshadowing. The existing side elevation windows from the neighbouring property do not serve any habitable rooms. A condition is recommended to prevent addition of new windows at the side elevation.

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

DC1

No new openings