

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Peppard

App Ref: 220208/HOU

Address: 18A Hawthorne Road, Reading, RG4 6LY

Proposals: Proposed facade alterations, ground floor wrap around, rear and side extension, dormer extension and floor plan redesign and all associated works (amended description).

Case Officer: Beatrice Malama

Applicant: Ms Hannah Wetton

Date received (valid from): 15 February 2022 **Target Decision date:** 12 April 2022

1. INTRODUCTION

The application site is a chalet bungalow located at 18A Hawthorne Road in a predominantly residential area. Properties in the area are built of brick with mostly pitched roofs. However in terms of design, style and size, there is a huge variation amongst properties in the area. Many properties have their own unique designs and styles as such there is no uniformity in the street. The street is characterised by house extensions of various forms. The building is not listed and does not fall within a conservation area.



Figure 1: Existing rear elevation



Figure 2: Existing front elevation

2. PROPOSAL AND SUPPORTING INFORMATION

Planning application is sought for the proposed facade alterations, ground floor wrap around, rear and side extensions, dormer extension and floor plan redesign and all associated works. The proposed side extension would be set back from the front by approximately 7.5m. The extension would be built of brick with clay tiles roof finish to match the existing. The proposed rear extension and dormer extension would have a flat roof with roof lights whilst the proposed side extension would have a pitched roof.

Plans considered:

Site Plan - 18a Hawthorne Road, Caversham, Reading, RG4 6LY

Drawing No. B127288 - 3000 - Existing Block Plan

Drawing No. B127288 - 1101 - Existing Elevations and Section A-A

Drawing No. B127288 - 1100 - Existing Floor and Roof Plans

Drawing No. B127288 - 3001 - Proposed Block Plan

Drawing No. B127288 - 3101 - Proposed Elevations and Section A-A

Drawing No. B127288 - 3100 - Proposed Floor and Roof Plans

Received by the Local Planning Authority on 16th February 2022

Other documents considered:

Fire Safety Report - February 2022

Flood Risk Assessment - February 2022

Planning statement - 18A Hawthorne Road

Received by the Local Planning Authority on 16th February 2022

3. RELEVANT PLANNING HISTORY

No planning history

4. CONSULTATIONS

4.1 The following addresses were consulted by letter.

16 Hawthorne Road, Caversham, Reading, RG4 6LY

18 Hawthorne Road, Caversham, Reading, RG4 6LY

6 Maytree Walk, Caversham, Reading, RG4 6LZ

18a Hawthorne Road, Caversham, Reading, RG4 6LY

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

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 proposed extension would utilise materials that match those on the original building. The proposed design is sympathetic to the original house. The extension would be smaller in scale than the original house and thus would maintain its character. In this regard it is considered that the proposed development would not harm the character and appearance of the existing house. In addition, the proposed development would not cause harm to the outlook of the street and the wider area.

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

NO - Due to the size of the proposed extension in relation to the existing available garden space, the amount of usable amenity space for the property would not be reduced to unacceptable degree.

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 cause a significant detrimental impact to the living environment of existing or new residential properties in terms of:

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

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

NO - due to the orientation of the host house and neighbouring properties as well as the size and design of the proposed extension, it is considered unlikely that this would result in unacceptable level of shadowing nor cause loss of light to the neighbouring properties.

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

NO. The proposed extension would not result in the introduction of new upper floor side facing windows therefore the proposed extension would not result in the loss of privacy to the occupants of neighbouring properties.

C. Natural Environment

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

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

NO. The photo in Figure 1 above shows that there are no existing trees very close to the location of the proposed extension. In addition, the proposed block plan (ref B127288 - 3001) shows that there is a tree located over 12m away in the south eastern corner of the rear garden. Furthermore, the proposed rear extension would be built on an existing hardstanding surface therefore it is considered unlikely that the proposed development would cause loss of trees nor put any significant trees at risk.

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 as attached.

8.0 **RECOMMENDATION**

GRANT

9.0 **CONDITIONS**

Time Limit (Standard)

Plans Approved

Materials (As Specified)