

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights

App Ref: 221499/HOU

Address: 16 St Davids Close, Caversham, Reading, RG4 7PX

Proposals: Proposed single storey side extensions and rear extension, following demolition of existing utility and proposed garden gate as shown on Block Plan.

Case Officer: Gary Miles

Applicant: Mr and Mrs S A & H Nagarajan & Padmanabhan

Date received (valid from): 5 October 2022 **Target Decision date:** 9 December 2022

1. SITE DESCRIPTION

The application site is a large 1970's detached dwellinghouse, located on the corner of the turning head of St Davids Close - the NE elevation fronts the public highway as does the existing NW elevation. St David's Close is characterised with detached properties of similar character and style, constructed using a mixture of red brick with white cladding to the first floor elevations and red tiled pitched roofs, with distinct gaps between properties. A number of properties have been subject to single storey and double storey rear extensions of differing styles over the years. The property is not listed nor is it within a conservation area.

Site visit date: 9th November 2022



Site visit photos: front elevation



Site visit photos: side elevation



Site visit photos: rear elevations

2. PROPOSAL AND SUPPORTING INFORMATION

Proposed single storey side extensions and rear extension, following demolition of existing utility and proposed garden gate as shown on Block Plan. The proposed extensions will be flat roofed with a roof lantern to the rear over the dining area and a roof light over the shower room.

Plans considered:

Drawing No: DC - 01 - Location and Block Plan, dated 4th October 2022

Drawing No: DC - 02 - Existing Plans, dated 4th October 2022

Drawing No: DC - 03 - Existing Elevations, dated 4th October 2022

Drawing No: DC - 04 - Proposed Plans, dated 4th October 2022

Drawing No: DC - 05 - Proposed Elevations, dated 4th October 2022

Received by the Local Authority on 7th October 2022

Following the site visit on 9th November I had a query about the proposed extensions and the choice of construction materials for the front and side elevations so I emailed the agent on 24th November: from looking at plan DC-05 (attached) it is unclear what the chosen material type will be for the front and side elevations (facing the street) for the proposed extension. The rear extension plans show materials to match i.e. brick but the front appears to show render or something similar. Could I please request that plan DC-05 is amended to show materials to match the existing property.

The agent supplied the following amended plans:

Drawing No: DC - 05R - Proposed Elevations, dated 25th November 2022

Received by the Local Authority on 28th November 2022

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter.

7 Haldane Road, Caversham, Reading, Berkshire, RG4 7PS

5 Haldane Road, Caversham, Reading, Berkshire, RG4 7PS

15 St Davids Close, Caversham, Reading, RG4 7PX

3 Haldane Road, Caversham, Reading, RG4 7PS

Letters of representation have been received as follows:

A hand written letter was received on 27th October from a resident at 5 Haldane Road dated 26th October. A summary of their comments are as follows:

The resident received our letter dated 18th October, the resident has had a constructive conversation with the applicants at 16 St David Close. Although the proposed additional height of a section of the existing garden wall which separates the two properties causes them concern - they do not object to the applicants proposals although they wish for the materials of any proposed building work facing (5 Haldane Road) to match existing as the residents windows and patio doors directly face the wall. The resident requests that a condition be imposed so the proposed materials (brickwork) match the existing.

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)

EN14 (Trees, Hedges and Woodlands)

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 proposal, single storey side extensions and rear extension, flat roofed with a roof lantern to the rear over the dining area and a roof light over the shower room following demolition of existing utility and proposed garden gate as shown on Block Plan. Officers have worked with the agent to secure good quality plans, the proposed extension will be constructed using similar materials to match the existing property. The overall appearance will be acceptable in the context of the existing house and will enhance the existing streetscene rather than detract.

The proposed changes are considered acceptable in terms of design, quality and scale and thus complies with Policies CC7 and H9 of the Reading Borough Council Local Plan 2019 and the Design Guide to House Extensions 2021.

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.

The proposed extensions are single storey only with flat roofs, officers believe the proposal will not have an overbearing effect on or overlook neighbouring properties. It is considered that the proposal will not have a negative impact on daylight or sunlight, it is therefore considered compliant with policies H9 & CC8 of the Reading Borough Council Local Plan (2019).

Trees

A couple of shrubs located at the front of the property will be removed as part of the construction process. The applicant is keen to retain as much vegetation as possible and will replant or move any existing shrubs.

The proposal is therefore considered acceptable under policies CC7 and EN14 of the Reading Borough Local Plan (2019). Policies CC7 and EN14 of the Reading Borough Local Plan 2019.

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

Recommended Conditions:

TL1
AP1
M1