

DELEGATED APPLICATION REPORT

Ward: Thames

App Ref: 220023 / FUL

Address: 58 Albert Road, Caversham, Reading, RG4 7PF

Proposal: Single Storey Flat Roof Rear and Side Extension including two new windows in the existing side elevation (amended description).

Case Officer: Beatrice Malama

Date received (valid from): 7th January 2022 Target date: 4th March 2022

SITE DESCRIPTION

The application site is a three-story semi-detached dwelling house located at 58 Albert Road in a predominantly residential area comprising of detached and semidetached houses of varying style and design with relatively large back gardens. Many properties have been extended with rear extensions of various sizes and designs. The property has a redbrick exterior finish with a bit of yellow rendering around the windows and doors to the front. The roof is pitched slate. The property is not listed and does not fall within a conservation area.

BACKGROUND AND PROPOSED DEVELOPMENT

Planning application 211240 for the proposed single-story rear and side extension was approved on 22nd September 2021. Subsequently, a non-material amendment application 211968 to amend planning application 211240 was received by the Local Planning Authority. The proposed changes included an infill in the side elevation of the ground floor, introduction of two new ground floor side facing windows and alterations to the existing two first floor side facing windows. As the proposed changes were considered material in nature, the applicant was advised to submit a different type of planning application.

This application is for a single-story rear and side extension to create additional space for kitchen, dining, store and utility rooms and toilet. The proposed rear extension measures approximately 2.3m deep from the existing rear wall and approximately 6.2m wide; the proposed side extension measures 3.3m deep from the existing side wall and 6.8m wide. The extension would have a flat roof with two rooflights and part of the roof would be green. The extension would have a maximum height of 3.2m. Exterior walls to the side would have black timber cladding with grey and black aluminium finish around the edges whereas the rear extension would be finished with glass all around with grey and black aluminium edges. The proposal would include two new ground floor side facing windows and alterations to the existing first floor side facing windows.

Plans considered;

Drawing No: 1429_EX-GA1 - Existing (approved) Ground and First Floor Plans

Drawing No: 1429_EX-OS - Existing (approved) Site Location Plan

Drawing No: 1429_EX-EL - Existing (approved) Elevations

Drawing No: 1429_PR-EL - 3D Proposed Elevations

Drawing No: 1429_PR-OS - Proposed Block Plan and Location Plan

Drawing No: 1429_PR-GA1 - Proposed Plans

Received on 10th January 2022

RELEVANT PLANNING HISTORY

211240/HOU - Single Storey Flat Roof Rear and Side Extension - Permitted - 22nd September 2021

CONSULTATIONS

A site notice was sent to the Agent on 25th January 2022 and the following addresses were consulted by letter.

2 Oakley Road, Caversham, RG4 7RL

60 Albert Road, Caversham, RG4 7PF

56 Albert Road, Caversham, RG4 7PF

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.

Relevant Planning Policy and Guidance

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with policies in 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'.

National Planning Policy

National Planning Policy Framework (2021)

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

Design Guide to House Extensions SPG (2021)

Assessment

Character and appearance

Policy CC7 (Design and the Public Realm) requires that all developments be of high design quality, whilst Policy H9 (House Extensions and Ancillary Accommodation) requires that an extension “respects the character and appearance of the house in terms of scale, location, materials and design and should not harm the character and pattern of neighbouring houses and the appearance of the street scene”.

The street is characterised by different types and sizes of extensions and thus no established street pattern. The Proposed extension would be single story with a flat roof. Exterior finishes would be a contemporary mix of black timber cladding and glass with black and grey aluminium edges all round. Whilst the extension would appear different from the original house, the impact on the character and appearance of the existing house and neighbouring houses would not be considered harmful. Although part of the side extension would be visible to the public realm, it would be considered unlikely to have a detrimental impact on character and appearance of neighbouring houses and the street scene due to the scale of the extension in relation to nearby existing buildings. The proposal therefore does not harm the character or appearance of the existing house nor have a detrimental impact on the wider area.

Residential Amenity

Policy CC8 (Safeguarding Amenity) seeks to prevent development causing detrimental impact on the neighbouring properties; policy H9 (House Extensions and Ancillary Accommodation) provides that extensions should not cause an overbearing impact on neighbours”.

As the proposal is single-story there would be no overlooking of neighbouring houses therefore the extension is unlikely to cause loss of privacy to the neighbour. Although there are doors to the side of the proposed extension and two high level windows would be introduced in the side elevation of the ground floor, the impact on the privacy of the occupants at 56 Albert would not be considered detrimental as the existing fencing and hedge would act as a form of screening for added privacy. In addition, the extension is unlikely to cause any loss of sunlight, daylight or overshadowing to the neighbouring properties due to its scale and orientation of existing buildings. Due to the scale of the proposed extension, it would be considered unlikely to have an overbearing impact on the living conditions of the neighbours.

Conclusion

The proposed extension is considered to be in accordance with the Reading Borough Local Plan (2019) and the Design Guide to House extensions (2021) and therefore the application is recommended for approval subject to conditions.

Recommendation:

Grant

Conditions

1. Time Limit (Standard) TL1
2. Approved Plans Ap1
3. Materials (As Specified) M3