

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham

App Ref: 220435/HOU

Address: 11 Henley Road, Caversham, Reading, RG4 6DS

Proposals: Demolition of out buildings, single storey rear extension, conversion of garage to home office, new raised decking, and raised planting with associated landscaping.

Case Officer: Beatrice Malama

Applicant: Mr and Mrs Burkimsher

Date received (valid from): 25 March 2022

Agreed Decision date: 25 November 2022

Site visit date: 16 November 2022

1. SITE DESCRIPTION

The application site is a two storey detached dwelling house located at the junction of Henley Road and Cromwell Road. The site is within a primarily residential area comprising mainly of semidetached and terraced properties. The property, like many other properties within the area, appear to have made some alterations to the original house. There is an existing rear and side extension, outbuildings and a detached garage within the rear garden of the property. The site is within the AQMA and on a 'treed corridor' and within the site boundaries are a number of trees of amenity value.

Site visit photos:



Figure 1: Existing Rear Elevation



Figure 2: Existing Front Elevation



Figure 3: Existing outbuildings



Figure 4: Detached garage to rear of property



Figure 5: Existing side elevation

2. PROPOSAL AND SUPPORTING INFORMATION

Planning application is sought for the proposed demolition of out buildings, single storey rear extension, conversion of garage to home office, new raised decking, and raised planting with associated landscaping.

Plans considered:

BMA286/PL01A, Site Location and Proposed Block Plans, dated 22 March 2022, received 28 March 2022

BMA286/PL02A, Existing ground floor plan and site layout, dated 22 March 2022, received 28 March 2022

BMA286/PL03A, Existing Lower Ground Floor and Roof Plans, dated 22 March 2022, received 28 March 2022

BMA286/PL04A, Existing North and East Elevations, dated 22 March 2022, received 28 March 2022

BMA286/PL05A, Existing South and West Elevations, dated 22 March 2022, received 28 March 2022

BMA286/PL08A, Proposed Lower Ground Floor and Roof Plans, dated 22 March 2022, received 28 March 2022

BMA286/PL09A, Proposed North and East Elevations, dated 22 March 2022, received 28 March 2022

BMA286/PL10A, Proposed South and West Elevations, dated 22 March 2022, received 28 March 2022

BMA286/PL07B, Proposed ground floor plan, site layout and parking, dated 22 March 2022, received 25 April 2022

BMA286/PL11D, Tree Protection Plan, dated 2 July 2022, received 14 September 2022

3. RELEVANT PLANNING HISTORY

None relevant to this application.

4. CONSULTATIONS

Internal Consultation

Reading Borough Transport Development Control - requested revised plans illustrating off-road parking were submitted by the agent. There were no further objections received from transport subject to recommended condition and informative.

Reading Borough Natural Environment - Some concerns were raised by the Natural Environment Officer regarding the impact of the development on existing trees. Through several engagements with the agent and additional information provided by the agent and received by the local planning authority, all the concerns raised were addressed. Natural Environment confirmed via email received on 14th September 2022 that there were no further objections to the application subject to development being in accordance with the approved Tree Protection Layout plan Rev D dated 2 July 2022, received on 14 September 2022.

Public Consultation

Confirmation that a site notice was displayed on site was received on 12 April 2022 and the following addresses were consulted by letter.

69 Cromwell Road, Caversham, Reading, RG4 5EA
64 Waller Court, Caversham, Reading, RG4 6DB

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)
TR3 (Access Traffic and Highway-related Matters)
TR5 (Car and Cycle Parking)
EN14 (Trees, Hedges and Woodlands)

SPG/SPD

A Design Guide to House Extensions SPG

Revised Parking Standards and Design SPD 2011

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 application site has an existing side and rear extension and outbuildings and a detached garage within the property's rear garden.

The proposed development includes the demolition of existing extensions and outbuildings to construct a single storey rear extension and new raised decking to the rear and north-east elevation and associated landscaping works. The existing garage would be converted to an office and would retain the size of the existing with no significant changes to the exterior appearance. The new brick single storey rear extension would be approximately 0.8m deeper than the existing and would have a pitched roof.

Given the size, design and choice of finishes, the proposed development is considered to respect the character and appearance of the host house and the immediate surrounding area. The proposed development is considered to result in an improvement in the appearance of the property and thus complies with Policy 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.

The size of the single storey rear extension would not increase significantly and the size of the garage would not change as a result of the proposed development. Given that the proposed development would not result in a material change in the overall size of the existing rear extension and garage, the living conditions of the neighbouring residents are not expected to change as a result of the proposal. Although the proposed development includes a raised decking to the rear and side (wraparound) of the house, this is not considered to result in harm to the living conditions of neighbouring residents. The house sits on a slightly higher ground and the ground slopes towards the garage and neighbouring property to the south. The deck would be at, or close to existing ground level at the closest point to the neighbouring garden at 64 Waller Court. The neighbouring properties do not appear to have side windows serving any habitable rooms as such the proposal is not considered to result in the loss of privacy to the occupants of adjoining properties.

With regard to amenity of gardens, this is considered to improve. The proposal would result in a reduction in the number of outdoor buildings within the rear garden and net increase in the

amount of outdoor space and consequently there will be an improved quality of life of future occupants.

In light of the above, the proposal is considered to comply with Policies CC8, H9 and H10 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

Application Permitted

Recommended Conditions:

Time Limit (standard) TL1

Approved Plans AP1

Materials (As Specified) M3

Arboricultural Method Statement (As Specified) L7A

Vehicle Parking (As Specified) DC1

Ancillary Domestic Use PD6