

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham

App Ref: 221805/HOU

Address: 14 St Annes Road, Caversham, Reading, RG4 7PA

Proposals: Proposed changes to the existing fenestration, additional rooflights to the existing rear extension, raised decking to the rear garden and internal alterations.

Case Officer: Ryan Allen

Applicant: Nia Dowsett

Date received (valid from): 2 December 2022 **Target Decision date:** 24 February 2023

1. SITE DESCRIPTION

Site visit date: 24/01/23

The application site is a two-storey, semi-detached dwellinghouse, located on St. Annes Road, Caversham. The property is not a listed building, nor is it situated within a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the erection of raised decking to the rear elevation and additional fenestration to the property. Namely new windows and doors to the north elevation, rooflights to the single-storey extension to the rear of the property and a Juliet balcony to the first-floor rear elevation. The proposed raised decking would measure at approximately 1m from ground to floor level, 2m in total height, 2.4m in depth and 4.7m in width.

Plans considered:

Received 02/12/22

Drawing No: 001_A - Location + Block Plan as Existing - dated 10/22

Drawing No: 002_A - Site Photos - dated 10/22

Drawing No: 003_A - Existing GA Plans - 10/22

Drawing No: 004_A - Existing Elevations - dated 10/22

Drawing No: 050_A - Location + Block Plan as Proposed - dated 10/22

Drawing No: 051_A - Proposed GA Plans - dated 10/22

Drawing No: 052_A - Proposed Elevations - dated 10/22

Drawing No: 053_A - Interior Views Elevations - dated 10/22

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter.

Flat 2, 16 St Annes Road, Caversham, Reading, Berkshire, RG4 7PA

12 St Annes Road, Caversham, Reading, RG4 7PA

Flat 3, 16 St Annes Road, Caversham, Reading, RG4 7PA

Flat 1, 16 St Annes Road, Caversham, Reading, RG4 7PA

Letters of representation have been received as follows:

None.

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)
H10 (Private and Communal Outdoor Space)

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 is considered acceptable from a design perspective, considering its nature, purpose and minimal scale. All alterations proposed are of a sympathetic design to the character of the host dwelling and surrounding area, thus complying with policies CC7 & H9 of the Reading Borough Council 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 context of the garden space at the property is important to note when referencing the proposal. The garden space is lengthy and slopes down as it continues to its end, while neighbouring gardens mirror this. Also, the street of St. Annes Road is a hill, meaning ground height differs from property-to-property. Given the prevailing sloping of the properties and surrounding garden spaces, by nature, the raised decking would result in an altered vantage point for the residence of the host dwelling. However, given the already higher ground level in comparison to 12 St Annes Road and low-level existing wall to the property's boundary, it is considered the proposed raised decking would not exacerbate this issue, nor pose any additional privacy issues.

Similarly with neighbouring property 16 St. Annes Road. The 1.8m existing fence separating the properties on the boundary line provide sufficient screening to the neighbouring garden. Also, the inclusion of the trellis screen to be erecting on the decking would aid in mitigating any privacy concerns to said neighbouring property. Said trellis would only be approximately 1.1m above the existing fence line, and therefore would not pose any overbearing effects on 16 St. Annes Road.

The fenestration proposed is to the north elevation is to the ground floor level and would not pose harm to neighbouring property, 12 St. Annes Street, and the addition of the Juliet balcony to the rear elevation would replace an existing window; mitigating any potential harm.

Overall, the proposal is considered compliant with policies CC8 & H9 of the Reading Borough Council 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
M3