

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights

App Ref: 230417/HOU

Address: 87 Woodcote Road, Caversham, Reading, RG4 7EY

Proposals: A single storey rear extension.

Case Officer: Sian Hickey

Applicant: Mr & Mrs Richard & Louise Parker & Smyth

Date received (valid from): 30 March 2023

Agreed Decision date: 02 June 2023

1. SITE DESCRIPTION

The application site is a two storey detached dwelling located in a predominantly residential area. The property is not a listed building, nor does it fall within a conservation area.

Site visit date: 20/04/2023

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey rear extension to replace the existing conservatory. One window would be located in the rear elevation and bifold doors would be located in the side elevation. Two roof lights would be located in each roof slope of the proposed pitched roof.

Plans considered:

Drawing No. 23001-SU-004 - Existing Elevations

Drawing No. 23001-SU-003 - Existing Second Floor and Roof Plans

Drawing No. 23001-SU-002 - Existing Ground and First Floor Plans

Drawing No. 23001-LO-001 - Location Plans

Drawing No. 23001-DD-004 - Proposed Elevations
Drawing No. 23001-DD-002 - Proposed Ground and First Floor Plan
Drawing No. 23001-DD-001 - Proposed Block Plan

As received 30th March 2023



3. RELEVANT PLANNING HISTORY

211068 - Single Storey Rear Extension - Permitted

210412 - Rear extension measuring 4.50m in depth, with a maximum height of 3.40m, and 2.10m in height to eaves level. Notification of the construction of an extension under class A Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 - Withdrawn

991452 - Single Storey Rear Extension to Provide Conservatory - Permitted

4. CONSULTATIONS

The following addresses were consulted by letter.

93 Woodcote Road, Caversham, Reading, RG4 7EZ
85 Woodcote Road, Caversham, Reading, RG4 7EY
91 Woodcote Road, Caversham, Reading, RG4 7EZ
164 St Peters Avenue, Caversham, Reading, RG4 7DR

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)
EN14 (Trees, Hedges and Woodlands)

SPD

Design Guide to House Extensions SPD 2021

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.

In terms of design, the proposed extension is considered acceptable and would integrate well with the host dwelling. The extension would be in keeping with the existing single storey side element in terms of its roof form and height. The materials will match existing with the exception of the windows and door, the applicant would like to utilise a frameless door and window, which would be aluminium and black. The proposed extension is at the rear of the house and will not be seen from the public realm. It is therefore not considered the proposed rear extension would harm the character and appearance of the host dwelling or the wider area.

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 proposal is for a single storey rear extension only, it is therefore not considered that the proposal will compromise privacy, light, or be overbearing in scale. Due to the existing conservatory, the proposed extension is not considered to result in any additional harm to the neighbouring properties. The garden of the property is larger than average and a large amount of outdoor amenity space will remain as part of the proposal.

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/Informatives:

TL1 - Time Limit
AP1 - Approved Plans
M3 - Materials
I36 - Tree Advice