

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham

App Ref: 221602/HOU

Address: 31 Priest Hill, Caversham, Reading, RG4 7RZ

Proposals: Single storey extension side return and internal alterations

Case Officer: Ryan Allen

Applicant: Mr and Mrs Guy

Date received (valid from): 26 October 2022 **Target Decision date:** 21 December 2022

1. SITE DESCRIPTION

Site visit date: 10/11/2022

Site visit photos:

2. PROPOSAL AND SUPPORTING INFORMATION

The application site is a two-storey dwellinghouse located on Priest Hill, Caversham. Priest Hill itself displays a relatively strong streetscene pattern, with the majority of properties located on the street matching in design and character. The property is not a listed building, nor is it situated within a conservation area.

Planning permission is sought for the erection of a single-storey side return extension, complete with flat roof, roof-light and internal alterations. The proposal also seeks to replace and relocate a door and window on the western elevation. The proposed in-fill extension seeks to stand at approximately 3.57m in width, 3.10 in depth and 3.67m in height from ground to eaves.

Plans considered:

Received 26/10/22

Plans - Location & Block Plans - Proposed - Drawing No. MAP-C4458-001

Plans - Basement, Ground & First Level - Existing GA - Drawing No. MAP-C4458-111

Plans - Second & Roof Level - Existing GA - Drawing No. MAP-C4458-121

Elevations - Existing - Drawing No. MAP-C4458-180

Plans - Basement, Ground & First Level - Proposed GA - Drawing No. MAP-C4458-211

Plans - Second & Roof Level - Proposed GA - Drawing No. MAP-C4458-221

Elevations - Proposed GA - Drawing No. MAP-C4458-280

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter.

33 Priest Hill, Caversham, Reading, RG4 7RZ

27 Priory Avenue, Caversham, Reading, RG4 7SE

29 Priest Hill, Caversham, Reading, RG4 7RZ

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)

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 proposed side return extension is considered to be respectful to the host dwelling due to its minimal scale and inclusion of majority matching materials. The depth of the proposal would not extend beyond any existing depth to the rear of the property and its design is considered to be sympathetic to the property. Neighbouring properties have erected rear extensions to similar and larger scales, meaning no existing pattern of extension is present within the street. Whilst the inclusion of louvred shutters to the doors and windows to the rear of the proposal differ from the existing dwelling slightly, they are seen as a respectful and attractive addition to the property. Overall, the proposal is considered compliant 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 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 application site exists on a hill, meaning properties stagger down the hill and are set down from one-another; creating differing ground level heights. Given this, it is considered unlikely for the rear extension to pose detrimental harm to the living environment to neighbouring or host dwellings. No neighbouring windows are present adjacent to the western elevations, therefore mitigating any overbearing impacts. Similarly, no windows are present on the western elevations, further mitigating the potential for privacy issues; thus complying 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
M1
PD5