

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights

App Ref: 220635/HOU

Address: 11 St Peters Avenue, Caversham, Reading, RG4 7DD

Proposals: Two storey side extension (amended description)

Case Officer: Ms Connie Davis

Applicant: Mr. & Mrs. Rupert Towers

Date received (valid from): 29 April 2022 **Extended Target Decision date:** 26/01/23

1. SITE DESCRIPTION

The application site relates to a two storey detached property located in a spacious plot on St Peters Avenue. Approximately 100m to the south is the River Thames.

The surrounding area is residential, with properties of a similar large scale to the application site.

2. PROPOSAL AND SUPPORTING INFORMATION

The single storey side projection (including garage) will be demolished as part of the proposal. A two storey extension is proposed and would have a maximum height of 7.6m, depth of 14.3m and width of 6.6m (front elevation) and 10.3m (rear elevation). Materials are proposed to be matching tiles, facing brickwork with render and aluminium fenestration. Two rear Juliet balconies are proposed.

Plans considered:

P/L01 Rev B - Proposed Location Plan
P/B01 Rev B - Block Plan Proposed
P/001 Rev B - Proposed Level 1 Ground Floor Plan
P/002 Rev B - Proposed Level 2 First Floor Plan
P/003 Rev B - Proposed Level 3 Attic Floor Plan
P/004 Rev B - Proposed Level 4 Roof Plan
P/005 Rev B - Proposed Elevations
P/006 Rev A - Proposed Street Scene

Received 17th December 2022

Application Form

Design & Access Statement

E/B01 Rev A - Block Plan Existing

E/005 - Existing Elevations

E/001 Rev A - Existing: Level 1 Ground Floor Plan

E/002 Rev A - Existing: Level 2 First Floor Plan

E/003 Rev A - Existing: Level 3 Attic Floor Plan

E/004 Rev A - Existing: Level 4 Roof Plan

E/L01 Rev A - Existing Location Plan

Site Photographs

Received 29th April 2022

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter.

9 St Peters Avenue, Caversham, Reading, Berkshire, RG4 7DD

13 St Peters Avenue, Caversham, Reading, RG4 7DD

Warren And District Residents Association, Willowbrae, The Warren, Caversham, Reading, RG4 7TQ

8 The Warren, Caversham, Reading, RG4 7TH

2 letters of representation have been received relating to the following matters:

- Concern over loss of light to 9 St Peters Avenue - to rooms and patio
- The extension will be visually dominant to 9 St Peters Avenue

Officer comment: It should be noted that these comments were made on the original set of plans. Since these comments were submitted, the scheme has been amended (reduced in scale). Nevertheless an assessment of the impact on 9 St Peters Avenue will be made within the report.

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)

TR3 (Access Traffic and Highway-related Matters)

TR5 (Car and Cycle Parking)

EN12 (Biodiversity and the Green Network)
EN14 (Trees, Hedges and Woodlands)

SPD

Design Guide to House Extensions (2021)
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 main house has a series of hipped roofs. Whilst the extension (from the front) would have a gable roof, this is considered to suitably integrate with the proportions of the main dwelling, and the ridgelines and therefore is considered to be a suitable addition to the street scene. The extension would measure an area of approximately 128 sqm. It is acknowledged this is of a large floor area, however given the context of main house (its size and the general plot), it is considered that a larger extension could be accommodated and still be proportionate and respect the main house.

Materials are to match the main dwelling and this will be secured via condition.

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 extension is to be a replacement of the single storey projection already found on the dwelling. As such, the general principle of having development on the side boundary with no 9 St Peters Avenue is already established, albeit this proposal would see a two storey extension. The extension would not project past the rear elevation of no.9 and therefore would not result in a loss of light to rear windows or cause overshadowing to the neighbour's patio area. The extension would extend the width of the neighbouring property, which has 4 windows that would face on to the application site. 2 of these are at ground floor level, and already face onto development. Those at 2nd and 3rd floor would face onto the two storey element of the extension however it is considered they would still receive adequate levels of light and outlook given the 4m separation distance.

4 side windows are proposed on the extension (2 at ground floor and 2 at first floor). Those at first floor level will serve bathrooms (non-habitable rooms) and it will be conditioned that these are obscurely glazed in the interests of neighbouring amenity. The ground floor windows are considered acceptable given that ground floor side windows are already present on the existing side element, and given these will face onto boundary treatment rather than the neighbouring property.

It will also be conditioned that no new openings can be installed on the extension without separate planning permission to ensure that the privacy of no. 9 St Peter Avenue is retained.

No other neighbours are considered to be impacted by the proposal as the development is concentrated to the south-eastern side of the property.

Concerns over the scale of the original proposal, and impact on no. 9 were raised with the applicant, and as such revised plans were received. It is considered these plans suitably overcome the concerns raised by neighbours (mentioned earlier in the report).

The proposal is therefore considered acceptable in relation to Policies CC8 and H9 of the Reading Borough Local Plan (2019).

Trees

There are a number of trees on site, as shown on the Existing Ground Floor Plan Rev A and Proposed Ground Floor Plan. In addition, these show the trees on the grass verge (street trees), these being subject to TPO 33/03.

Upon consulting the Natural Environment Officer, there are no objections to the proposals but physical protection of the trees on the frontage, adjacent to the access and on the grass verge, will be required to prevent accidental damage. It is expected that the physical protection to either be fixed fencing / hoarding boxed around the tree trunk or (where space doesn't allow for this) a double layer of geotextile wrapped around the trunk up to 2m high). A pre-commencement condition to secure a tree protection plan has been agreed by the applicant.

As such, the proposal is considered acceptable in relation to Policy En14 of the Reading Borough Local Plan (2019).

Other Matters

CIL

As the proposal results in 128 sqm of additional floor space (existing house measures 228 sqm and the proposed measures 356 sqm), it attracts a CIL charge. An informative will be included in this regard.

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.

Recommendation: Grant planning permission subject to the following conditions:

1. Time Limit
2. Approved Plans
3. Materials as specified
4. Tree Plan (Pre-commencement)
5. Obscure glazing for first floor windows
6. No windows, dormers, doors without permission