

## **DELEGATED HOUSEHOLDER APPLICATION REPORT**

**Ward:** Caversham Heights

**App Ref:** 221400/HOU

**Address:** 84 Woodcote Way, Caversham, Reading, RG4 7HP

**Proposals:** Single storey rear extension and internal alterations.

**Case Officer:** Ryan Allen

**Applicant:** Mr & Mrs Ben & Natasha Warren

**Date received (valid from):** 20 September 2022      **Target Decision date:** 15 November 2022

### **1. SITE DESCRIPTION**

**Site visit date:** 14/10/2022

### **2. PROPOSAL AND SUPPORTING INFORMATION**

The application site is a two-storey dwelling house situated on Woodcote Way, Caversham Heights; a solely residential street. The surrounding streetscene comprises of properties similar in design, on the whole, with a few outlying properties which differ in character. The site is not a listed building, nor is it in a conservation area.

Planning permission is sought for a single storey rear extension to measure at approximately 3.5m in depth, 6m in width, 2m in height from ground to eaves and a total height of 3m, complete with a flat roof design. Also, certain internal alterations are also proposed.

#### **Plans considered**

Proposed Site Plan (Block Plan) - Drawing No. 22004 - DD - 001

Proposed Floor Plans - Drawing No. 22004 - DD - 002

Proposed Elevation and Typical Section - 22004 - DD - 003

Proposed Elevations - Drawing No. 22004 - DD 004

Location Plan - Drawing No. 22004 - LO - 001

Existing Site Plan (Block Plan) - Drawing No. 22004 - SU - 001

Existing Floor Plans - Drawing No. 22004 - SU - 002

Existing Elevation and Typical Sections - Drawing No. 22004 - SU 003

Existing Elevations - Drawing No. 22004 - SU - 004

Received 20/09/22

### **3. RELEVANT PLANNING HISTORY**

12/06/09 - 090685/HOU - First floor side extension with small infill ground floor extension be Low - Permitted

### **4. CONSULTATIONS**

The following addresses were consulted by letter.

1 Hilltop Road, Caversham, Reading, RG4 7HR

3 Hilltop Road, Caversham, Reading, RG4 7HR  
86 Woodcote Way, Caversham, Reading, RG4 7HP

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)  
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 proposal seeks to demolish the existing extension to the rear of the property and replace this with an extension that differs in scale; increased depth, reduced in width. The increase in depth proposed retains the extension's adherence to the Reading Borough Council Design Guide to House Extensions (2021) by not exceeding the guidance of 4m. The increased depth would

measure approximately 3.5m in total, considered to respect the character of neighbouring properties and respectful to the existing dwelling. The existing extension is of a lean-to roof design, whereas the proposal seeks to erect an extension, complete with flat roof design. Whilst this differs from the design of the existing house, the location of the extension and extensions at neighbouring properties deem this acceptable on balance. The rear extension will not be visible from the public domain and given similar extensions in terms of scale and design are present, it is not considered to stray from any established neighbourhood pattern. Overall, the proposal is seen to be in line with policies H9 & CC7 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 proposal seeks to be erected off the direct boundary, which would mitigate overbearing and privacy issues for the neighbouring property to the east. The height of the proposal is also considered to reduce the potential for detrimental effects on neighbouring properties by comfortably standing at approximately 3m. The slight increase in depth by approximately 1.5m is considered relatively minor and it is not seen to result in harm on residential properties. It is considered that sufficient garden space is retained at the property. On this basis, the scheme is considered compliant with policies H9, H10 & CC8 of the Reading Borough Council Local Plan (2019).

### **Parking Provisions**

The plans submitted with the proposal illustrate internal alterations to the existing garage at the property. The plans illustrate a change of the space from 'garage' to 'storage', inevitably resulting in a loss of parking facilities at the property. However, given the sizeable front driveway present at the site, this is not considered to affect parking on site detrimentally and the property would retain the minimum off-road parking required in the Revised Parking Standards and Design SPD (2011).

## **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  
PD5