

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights

App Ref: 220884/HOU

Address: 27 St Peters Avenue, Caversham, Reading, RG4 7DD

Proposals: Single storey and first storey extension to the rear of the dwelling.

Case Officer: Beatrice Malama

Applicant: Mr & Mrs Isan & Artane Haxhilari

Date received (valid from): 15 June 2022 **Agreed Decision date:** 7 October 2022

1. SITE DESCRIPTION

St Peters Avenue and the surrounding area comprises of mainly residential properties. The area is characterised by detached dwelling houses with large back gardens and flats. Extensions to original buildings have become part of the character of the area. Many properties in the area vary in size, design and style.

The application site is a detached dwelling house located south-west of St Peters Avenue at the junction of Kelmscott Close and St Peters Avenue. The house is built of brick with a part flat and part pitched roof. The property appears to have made a number of alterations to the original building which include a flat roof single storey side and rear extension.



Figure 1: Aerial view of the site (google image accessed 30/9/22)

2. PROPOSAL AND SUPPORTING INFORMATION

The site has an existing full width flat roof rear extension and a flat roof side extension and alterations to the roof including a dormer window.

Planning permission is sought to extend the existing flat roofed single storey rear extension by a maximum depth of 4.3m to the rear and approximately 1.9m deep from the existing side wall of the north western elevation. The proposal would include a flat roofed first storey rear extension measuring a maximum depth of 1.5m by 5.5m wide. The new single storey rear extension would have a green flat roof with six rectangular shaped roof lights and one part of the first floor rear extension would be finished with a rectangular glass panel on the top. The proposed development would be rendered.

Plans considered:

Drawing No. 3840/101 - Existing Ground Floor Plan

Drawing No. 3840/102 - Existing First and Second Floor Plans

Drawing No. 3840/103 - Existing Elevations

Received on 16th June 2022

Drawing No. 3840/200 Rev C - Block and Location Plan

Drawing No. 3840/201 Rev C - proposed Ground Floor Plan

Drawing No. 3840/202 Rev C - Proposed First and Second Floor Plans

Drawing No. 3840/203 Rev C - Proposed Elevations

Received on 28th September 2022

3. RELEVANT PLANNING HISTORY

181078/HOU - Loft conversion, raising height of the ridge, installation of dormer Window - application permitted - 12/ 9/2016

4. CONSULTATIONS

The following addresses were consulted by letter.

1 Kelmscott Close, Caversham, Reading, RG4 7DG

29 St Peters Avenue, Caversham, Reading, RG4 7DH

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

One letter of representation was received from the adjoining neighbour as follows:

It appears from the drawings submitted with the above application that the proposed single storey extension immediately adjacent to the boundary of nos. 25/27 St Peter's Avenue is to be angled away from the property boundary. If this is the case I would have no objection.

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 development would result in further extension of the existing single storey rear extension and would introduce a new side extension in the south-western elevation. The proposal would also see a minor extension in the first floor rear elevation to create two flat roofed windows. The proposed flat roofed single storey extension would have a green roof with six rooflights. The proposed development would have a render finish.

Whilst the proposed development would result in a significant increase in the footprint of the house and the change would be very noticeable, the proposed development is not considered to significantly alter the general character of the existing house. The proposed ground floor extension in combination with other previous alterations to the original house would almost double the floor size of the original house however this not considered to have an adverse impact on the appearance of the property as the single storey height would not obscure the overall form of the original house and the spaciousness of the plot would remain. In addition, the use of a green roof on the single storey rear extension would add a softer finish to the development and would further mitigate any harm to the visual amenity. In order to ensure that the proposed green roof meet the required standard and is maintained accordingly, a condition is attached. Furthermore, given that a large part of the proposal would be at ground floor level and there is an existing hedging on the western site boundary which would appear to be over 3m high (see fig 2), the proposed changes would barely be noticeable from St Peters Avenue and Kelmscott Close. Therefore, the proposed development would not be considered to have an adverse impact on the street scene.



Figure 2: A view of the site from Kelmscott Close (photo submitted by applicant - 16 June 2022)

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 proposed development would not introduce new views as a result the proposal would not result in any loss of privacy to the adjoining neighbouring properties. Similarly, extending the ground floor and part of the first floor would not likely result any more shadowing than currently experienced nor would it result in a significant reduction in the amount of natural light received by the adjoining property at 25 St Peters Avenue. Whilst the changes would be noticeable, overall the proposal is not considered to be overbearing as the proposed changes are not considered to significantly alter the character of the existing house. In addition, although the proposal would almost double the floor size of the original building, due to the size of the rear garden, the amount of outdoor amenity space would not be reduced to an unacceptable degree. To ensure that the amenities of the neighbouring properties continue to be protected however a condition restricting the use of the flat roof is attached.

In light of the above, the proposal is not considered to adversely impact the living conditions of the occupants of the host house and that of the neighbouring properties. In this regard, the proposal is said to be in compliance with the above policies.

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

Application permitted

CONDITIONS

Time Limit (Standard)

Approved Plans

Materials (As Specified)

Use of Roof Restricted

Small scale landscaping