

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham

App Ref: 221422/HOU

Address: 109 Hemdean Road, Caversham, Reading, RG4 7SS

Proposals: Side and rear single storey extension, including internal layout changes.

Case Officer: Ryan Allen

Applicant: Mr Rishi Ravindran

Date received (valid from): 22 September 2022 **Target Decision date:** 17 November 2022

1. SITE DESCRIPTION

Site visit date: 12/10/2022

2. PROPOSAL AND SUPPORTING INFORMATION

The application site is a semi-detached residential dwelling house situated on Hemdean Road, Caversham. Hemdean Road is a lengthy, largely residential street with a doctors surgery and two schools present; Hemdean House School being in close vicinity to the application site. Residential properties on the street comprise of a variety of properties when considering character and design, most of which have been extended. The site is not a listed building, nor is it in a conservation area.

Planning permission is sought for a side and rear single storey wrap around extension, measuring approximately 3.9m in width, 10m in depth and 2.6m in height, from ground to eaves and 3.6 in total height. The side extension aspect of the proposal seeks to have a lean-to roof design, whilst the rear extension seeks to incorporate a flat roof design.

Plans considered:

Location Plan

Existing Ground Floorplan, Elevations and Block Plan - Drawing No. 109HR.BC001

Proposed Plan, Elevation and Construction Notes - Drawing No. 109HR.BC010

Steel Frame Details - Drawing No. QPM-DR-S-300

Foundation Plan - QPM-DR-S-001 - rev. P10

First Floor Structure on Ground Floor Plan - QPM-DR-S-010 rev. P03

Received 22/09/22

3. RELEVANT PLANNING HISTORY

11/03/13 - 130367/FUL - Single storey rear and side extension - Permitted

4. CONSULTATIONS

The following addresses were consulted by letter.

111 Hemdean Road, Caversham, Reading, RG4 7SS
107 Hemdean Road, Caversham, Reading, RG4 7SS

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

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.

Multiple neighbouring properties down Hemdean Road have opted for extensions similar in design and scale, and this is now an established character. Neighbouring property 107 Hemdean Road has erected a wrap-around single side/rear extension, similar in design and scale. Whereas neighbouring property 111 Hemdean Road has a wrap-around side/rear extension that differs slightly in design, but the scale is similar to the aforementioned property. Whilst a pattern is

established, no specific pattern relating to design is present in the area, therefore the proposal is not seen to detract from any existing design pattern. Whilst large in depth, the side/rear wrap-around aspect of the proposal contributes to this. The depth of the rear extension in isolation stands at 5m, over the 4m recommended guidance in the Reading Borough Council House Extension Design Guide (2021). Given the large garden, width of the rear extension, neighbouring extensions and single-storey nature of the proposal, this is considered acceptable in this regard.

Similar thought is applied when considering the proposal's respectability when referencing the existing dwelling. The proposal is not considered to be disproportionate to the existing dwelling in terms of design. Whilst the inclusion of a wrap-around window is present at the rear of the extension differs slightly from the existing dwelling, this on balance is considered in line with policy due to the positioning of the window not being visible from the public domain, mitigating any potential harm. Overall, the proposal is considered acceptable under 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 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.

Given the scale of the proposal and factoring in existing neighbouring extensions, the proposal is not considered to have a detrimental impact on residential amenity. The application site benefits from a sizeable garden at the rear that would be retained when considering the proposal. The removal of the outbuilding illustrated on plans will also enhance the garden space at the property. The scale of the proposal is considered to be respectful to neighbouring dwellings and is not considered to have any overbearing or overlooking effects, compliant with policies CC8, H9 & H10 of the Reading Borough Council Local Plan (2019).

Trees

No trees are present in the vicinity of the area therefore no harm to trees are present when considering the proposal; thus complying with policies CC7 and EN14 of the Reading Borough 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

M1

AP1

PD5