

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 212004

Address: 60 Albert Road, Caversham RG4 7PF

Applicant: Mr Mifflin

Proposal: Removal of existing extension and proposed new flat roof extension on same footprint.

Target date: 7/2/2022

Case officer: Marcelina Rejwerska

1. Site Description and Surrounding Area:

The proposal site is a two storey semi-detached dwelling on Albert Road in Caversham. The dwelling is 'L' shaped with a two storey rear element. There is an existing single storey extension across the width of the rear element, measuring 2.48m in depth. The extension has a pitched slate roof which measures 2.18m in height to the eaves and 3.3m in total height. The existing extension has an external door and a window. The rear garden has a number of non-TPO trees within close proximity to the existing rear extension.

Albert Road is a residential road characterised by detached and semi-detached dwellings, many of which have existing extensions and alterations. The property is not listed nor in a conservation area.

2. Proposal:

Planning permission is sought for the removal of the existing single storey extension and replacement with a new flat roof extension on the same footprint. The height of the proposed extension would be 3.46m, and the roof will have a sky light. The existing external timber door and window would be replaced with aluminium bi-fold doors. At the side elevation, the extension will have full length windows. The proposed extension will be finished in grey render.

2.1. Plans Considered:

001 Location Plan

002 Block Plan

003 Site Plan

006 Existing Plans

007 Existing Elevations

010 Proposed Plans

011 Proposed Elevations

Received 13/12/2021

3. Relevant Planning History:

None.

4. Consultation Responses:

4.1. Internal Consultees

None consulted.

4.2. External Consultation

The following addresses were formally consulted via letter on 16/12/2021:
58 and 62 Albert Road
2 Oakley Road

No responses received.

In addition, a site notice was sent to the applicant to display on site.

5. Discussions with applicant/agent

Officer contacted agent to amend render finish to matching brickwork; the agent confirmed preference to maintain the grey render finish.

6. 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.

7. Relevant Planning Policy and Guidance

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 Policy Guidance

Reading Borough Local Plan (2019)

CC8 Safeguarding Amenity
H9 House Extensions and Ancillary Accommodation
H10 Private and Communal Outdoor Space

Design Guide to House Extensions Supplementary Planning Document (2021)

8. Appraisal

8.1. House Extensions and Ancillary Accommodation

In accordance with policy H9: House Extensions and Ancillary Accommodation, house extension proposals are acceptable where it:

- *Respects the character and appearance of the house in terms of scale, location, materials and design*

- The proposed extension will sit on the same footprint as the existing single storey rear extension and is therefore considered acceptable in terms of size and scale.
- The proposed materials will differ from the main dwelling but this is not considered harmful, as they will not be visible from the street.
- *Respects the character and pattern of neighbouring properties and appearance of the street as a whole in terms of scale, location, materials and design, the arrangement of doors, windows and other principal architectural features and any important existing building line.*
 - Other properties on Albert Road, including neighbouring nos. 58 and 62 have similar rear extensions, therefore this proposal will not appear out of place.
 - The design of the proposal respects the appearance of the main dwelling and is therefore not considered harmful to the outlook of the wider street.
 - The proposal is located at the rear of the property, and will not be visible from the street.
- *Does not result in a loss of biodiversity within gardens.*
 - Proposal is unlikely to have a significant impact on biodiversity within rear garden; a root protection zone has been drawn up to protect the existing trees and other vegetation in the rear garden during construction which is considered adequate. A condition is recommended to ensure the trees identified are protected during construction.

8.2. Safeguarding Amenity

This proposal has also been assessed against Reading Borough Local Plan policy CC8: Safeguarding Amenity, which states that proposals are acceptable where they will not cause a detrimental impact on the living environment of existing residential properties with regard to:

- Privacy and overlooking
- Access to sunlight and daylight
- Visual dominance and overbearing effects of a development
- Harm to outlook
 - By virtue of its considered subservient and modest in height and scale, the proposed rear extension is considered not to have a detrimental impact to the living conditions of neighbouring properties.

8.3. Private and Communal Outdoor Space

This proposal has also been assessed against Reading Borough Local Plan policy H10: Private and Communal Outdoor Space, which states that:

- *Usable outdoor space for houses should be no less than the gross floor area of the dwelling to which it relates.*
 - The proposal sits on the same footprint of the existing rear extension and will therefore not reduce the area of the rear garden.

9. Conclusion

The proposed development has been assessed and the proposed works are considered to be in accordance with the above relevant policies and planning permission can be granted.

RECOMMENDATION: GRANT PERMISSION

Conditions

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Informatives