

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 220752

Address: 29 Surley Row, Caversham, Reading RG4 8ND

Applicant: Mr and Mrs Blazey

Proposal: Single Storey Front Extension, Internal Alterations, Detached Garage and Decking

Target date:

Case officer: Marcelina Rejwerska

1. Site Description and Surrounding Area:

The proposal site is a two storey detached dwelling on Surely Row in Caversham. The property is situated just outside the Surley Row conservation area. Surley Row is a predominantly residential area. The immediate area is characterised by detached properties in similar design.

2. Proposal:

Planning permission is sought for a single storey front extension to measure 1.015m in depth, aligning with the existing front elevation. The proposed extension is to be constructed in brickwork to match the existing main dwelling. Proposed internal alterations include a new full length window at the side elevation on the first floor. This proposed window is to be obscure glazed. The proposal also includes a new single garage to replace the existing shed at the side of the property, and decking at the rear of the property to be reinstated.

2.1. Plans Considered:

MAP-C4325-180-0 Existing elevations

MAP-C4325-111-0 Existing floor plans

MAP-C4325-001-0 Location and block plan

MAP-C4325-281-0 Proposed elevations

MAP-C4325-211-0 Proposed floor plans

Received 23/5/2022

3. Relevant Planning History:

960461 - Sub-division of existing detached property to create two three bedroomed semi-detached properties - Application refused on 16/1/1997

4. Consultation Responses:

4.1. Internal Consultees

None consulted.

4.2. External Consultation

The following addresses were formally consulted via letter on 30/5/2022:

31, 33 Surley Row

2 Sheep Walk

No responses received.

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

5. Discussions with applicant/agent

None.

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

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 front extension is modest in size and aligns with the existing front elevation. The extension will be constructed in matching materials. As such the front extension is considered acceptable in terms of scale and design.
 - The proposed new window at the side elevation complements the existing fenestration layout.
 - The proposed single garage falls below the recommended dimensions in the Parking Standards and Design SPD (2011), however it is considered acceptable as the front of the property is considered spacious enough to provide 2 parking spaces if needed. The design of the proposed garage also

complements the main dwelling and is otherwise considered acceptable in terms of design.

- The proposed decking at the rear is also modest in size, measuring 1.72m in depth and 5.23m in width. The decking will replace previous decking which was found to be in disrepair. It will be constructed in timber to match the previous decking. This development is therefore considered acceptable in terms of scale and design.
- *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.*
 - The proposed development respects the character of the existing main dwelling, and is therefore not considered to pose a risk of harm to the wider outlook of the street; this includes minimal impact on the Surley Row conservation area.

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
 - No identified risk of overlooking; new side elevation window to be obscure glazed, decking not considered to pose a risk of overlooking.
- Access to sunlight and daylight
 - No identified risk of overshadowing.
- Visual dominance and overbearing effects of a development
- Harm to outlook
 - The proposal is considered acceptable in terms of size, scale and design and therefore does not pose any identified risks to amenity of neighbouring properties.

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