

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights

App Ref: 220628/HOU

Address: 3 Albert Road, Caversham, Reading, RG4 7AN

Proposals: Construction of a new two storey rear extension, the replacement of the roof to the existing side extension and a new front porch with canopy.

Case Officer: Marcie Rejwerska

Applicant: Mr & Mrs Watson

Date received (valid from): 13 May 2022 **Target Decision date:** 26 Aug 2022

1. SITE DESCRIPTION

The application site is a two-storey dwelling on Albert Road in Caversham. The property is set back from the road by way of a paved driveway and front garden. The property also has an existing single storey wraparound extension, and a garage which extends into the back garden past the rear elevation. Albert Road is a residential road comprised of detached properties in varying design. The property is not listed nor in a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning approval is sought for a two storey rear extension to measure max. depth of 4.51m from the rear elevation of the main dwelling, across 7.93m width. The two storey rear extension will have a hipped roof to match the main dwelling, with the ridge set down from the main roof ridge. New windows at the rear elevation of the extension will match the fenestration layout of the main dwelling and will include a first floor Juliet balcony.

The proposal also includes re-roofing the single storey wraparound extension to have a pitched roof (replacing the flat roof).

Lastly, the proposal also includes a front porch flat roof canopy to measure 2.45m in depth and a total width of 4m.

Plans considered

E1-002 Existing block plan

E1-200 Existing elevations

E1-201 Existing side elevations

E1-003 Existing site plan

E1-100 Existing ground floor plan

E1-101 Existing first floor plan

E1-105 Existing roof plan

E1-001 Location plan

P3-002 Proposed block plan

P3-200 Proposed elevations

P3-201 Proposed side elevations

P3-003 Proposed site plan

P3-100 Proposed ground floor plan

P3-101 Proposed first floor plan

P3-105 Proposed roof plan

Received 28/4/2022

P3-004 Tree protection plan

16/5/2022

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

Internal consultations:

Transport - No objections.

Trees - No objections subject to condition.

External consultation:

The following addresses were consulted by letter.

1 Albert Road, Caversham, Reading, Berkshire, RG4 7AN
5a Albert Road, Caversham, Reading, RG4 7AN
5 Albert Road, Caversham, Reading, RG4 7AN
35 Blossom Road, Caversham, Reading, RG4 7AZ
37 Blossom Road, Caversham, Reading, RG4 7AZ
39 Blossom Road, Caversham, Reading, RG4 7AZ
Flat 6, 1 Albert Road, Caversham, Reading, RG4 7AN
Flat 5, 1 Albert Road, Caversham, Reading, RG4 7AN
Flat 4, 1 Albert Road, Caversham, Reading, RG4 7AN
Flat 3, 1 Albert Road, Caversham, Reading, RG4 7AN

No responses received.

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)
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.

The proposed two storey rear extension is proportional to the main dwelling in terms of scale and design. Although the extension measures over the 4m recommended by the Design Guide to House Extensions SPG, this is considered acceptable in this case due to the positioning and the context of the application site in relation to neighbouring properties. Proposed materials of the rear extension will match the main dwelling. The rear extension is therefore considered acceptable in terms of scale and design.

The rear extension will also have minimal impact on the outlook of the wider street as it will not be visible from the street.

The new roof over the existing single storey rear extension will improve the outlook of the property and is therefore considered acceptable.

The proposed front porch canopy is considered proportional to the main dwelling. There is no prevailing building line in the immediate area which would impact the viability of this development. The impact on the wider character of the street is also minimal considering the varying design of the properties on Albert Road.

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.

- *Privacy and overlooking;*
 - There is enough distance between the rear of the application site and the properties at the rear to prevent any concerns of overlooking or loss of privacy from the new first floor windows included in the proposed two storey rear extension.
- *Overbearing effects;*
 - The proposal is considered acceptable in terms of scale.
- *Sunlight and daylight;*
 - No identified risk of overshadowing.

Trees

There are a number of identified TPO trees in the rear garden. The applicant has supplied a Tree Protection Plan which details their location, size and protection measures. The Natural Environment officer has deemed this acceptable and has raised no objections, subject to condition L7A.

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

Recommended Conditions:

TL1
AP1
M1
L7A