

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham

App Ref: 221154/HOU

Address: 20 Chester Street, Caversham, Reading, RG4 8JH

Proposals: Single storey rear extension with dual pitched roof

Case Officer: Beatrice Malama

Applicant: Miss Nicola Abram

Date received (valid from): 3 August 2022 **Agreed Decision date:** 14th October 2022

1. SITE DESCRIPTION

The application site is a two storey semidetached dwelling house located south of Chester Street within a predominantly residential area. The area comprises of semi-detached and terraced properties built of brick with slate hipped and gable end pitched roofs. The area is characterised by different types and sizes of extensions.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed is for a single storey rear extension with a dual pitched roof with four roof lights. The new extension would measure approximately 5m deep and would be full width. Exterior walls would be of brick to match the existing house.

Plans considered

Drawing No. CS-R00-EX-102 - Existing Floor and Roof Plans

Drawing No. CS-R00-EX-101 - Location Map

Drawing No. CS-R00-EX-103 - Existing Elevations

Drawing No. CS-R00-PR-101 - Site Plan

Drawing No. CS-R00-PR-102 - Proposed Floor and Roof Plans

Drawing No. CS-R00-PR-104 - Proposed Elevations

Drawing No. CS-R00-PR-105 - Sections

Received on 4th August 2022

3. RELEVANT PLANNING HISTORY

220917 - Rear extension measuring 5.0m in depth, with a maximum height of 3.8m, and 3.0m in height to eaves level. Notification of the construction of an extension under class A Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 - Application Withdrawn - 25/ 7/2022

4. CONSULTATIONS

Confirmation that a site notice was displayed was received on 10 August 2022 and the following addresses were consulted by letter.

22 Chester Street, Caversham, Reading, RG4 8JH

18 Chester Street, Caversham, Reading, RG4 8JH

Flat 7, Academy Court, 36b Church Street, Caversham, Reading, RG4 8AU

6 Academy Court, 36B Church Street, Caversham, Reading, RG4 8AU

Flat 5, Academy Court, 36b Church Street, Caversham, Reading, RG4 8AU

Flat 4, Academy Court, 36b Church Street, Caversham, Reading, RG4 8AU

Flat 3, Academy Court, 36b Church Street, Caversham, Reading, RG4 8AU

Flat 2, Academy Court, 36b Church Street, Caversham, Reading, RG4 8AU

Flat 1, Academy Court, 36b Church Street, Caversham, Reading, RG4 8AU

Flat 8, Academy Court, 36b Church Street, Caversham, Reading, RG4 8AU

No letters of representation have been 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 rear extension would be of brick with a pitched roof to match the host house and adjoining neighbouring properties. The extension would be similar in design and style to the existing rear extension at 22 Chester Street (see figure 1 below). The proposal is considered to respect the character of the host house and the immediate surrounding area. The new extension therefore would not be harmful to the character of the host house, neighbouring properties and the wider area and thus would comply with the above policies.



Fig 1: Aerial view of the site and the adjoining Semidetached dwelling (google image accessed 30/9/22)

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 rear extension would be single storey with three small side facing windows located almost 2m above ground floor level as such the proposal is not considered to cause any loss of privacy concerns. In addition, given the size and design of the proposed extension, the proposed development would not be considered overbearing. Furthermore, due to the orientation of the existing buildings - south facing rear elevations, it is considered unlikely that the proposal would cause any loss of sunlight and daylight.

With regard to the garden amenity space, although the proposal would be approximately 5m deep, given the size of the rear garden, the amount of useable amenity space available to the occupants would not be reduced to an unacceptable degree. The proposal therefore accords with the requirements of the above identified 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

Recommended Conditions:

Time Limit (standard)

Approved Plans

Materials (To Match)