

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Thames

App Ref: 220172/HOU

Address: 31 Derby Road, Caversham, Reading, RG4 5HE

Proposals: Upward extension above the existing first floor.

Case Officer: Mr David Brett

Applicant: Ms Lyn Higgins

Date received (valid from): 01/02/2022

Target Decision date: 29/03/2022

1. INTRODUCTION

The proposal site is a two-storey detached dwelling located on Derby Road, Caversham. The surrounding area is considered predominantly residential with a broad mix and variety of dwelling sizes and designs to the north and south sides of Derby Road.



Fig 1. Front of 31 Derby Road. Photo taken by case officer on 02/03/2022.

An unaccompanied site visit was carried out on 02/03/2022.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development consists of:

- Second floor extension with
- Three dormer extensions
- One roof light

Plans considered:

- Planning Supporting Statement
- Existing Ground Floor Plan - 3765/101
- Existing First Floor Plan - 3765/102
- ~~Existing Roof Plan - 3765/103~~
- Existing Elevations 1of2 - 3765/104
- Existing Elevations 2of2 - 3765/105

- Proposed Ground Floor Plan - 3765/200
- Proposed First Floor Plan - 3765/201
- Proposed Second Floor Plan - 3765/202
- Proposed Elevations 1of2 - 3765/203
- Proposed Elevations 2of2 - 3765/204
- ~~Block and Location Plan - 3765/205~~

Received on 01/02/2022

- Existing Roof Plan - 3765/103 Rev A

Received on 09/03/2022

- Block and Location Plan - 3765/205 Rev A
- Proposed Roof Plan - 3765/206 Rev A

Received on 10/03/2022

3. RELEVANT PLANNING HISTORY

970352/FUL - Replace existing fence at front of property with a brick wall with railings and gates sited at existing entrances. - Application Permitted on 09/05/1997

101509/CLP - Certificate of lawfulness for proposed installation of solar panels to roof - Application Permitted on 25/10/2010

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

29 Derby Road, Caversham, Reading, RG4 5HE - Response received on 15/02/2022

- *My wife and I, at 29 Derby Road, support this development. The proposed extension of an extra storey is in keeping with the style of other houses in the immediate vicinity and elsewhere in the road.*

33 Derby Road, Caversham, Reading, RG4 5HE - No response received.

41 Grosvenor Road, Caversham, Reading, RG4 5EN - No response received.

A site notice was erected on Monday 14th February 2022 for a period of 21 days, expiring on Monday 7th March 2022. No responses have been received.

5. 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.

6. 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 (Adopted November 2019)

CC7 Design and the Public Realm

CC8 Safeguarding Amenity

H9 House Extensions and Ancillary Accommodation

H10 Private and Communal Outdoor Space

TR5 Car and Cycle Parking and Electric Vehicle Charging

SPG/SPD

Design Guide to House Extensions SPD (March 2021)

Revised Parking Standards and Design SPD (2011)

7. APPRAISAL

7.1 House Extensions and Ancillary Accommodation

In accordance with Reading Borough Local Plan 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 and locations.*
- *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.*

Policy CC7 of the Reading Borough Local Plan requires all development to be of high quality design and maintain and enhance the character and appearance of the surrounding area. In this specific case, this concerns the following components:

- Layout
- Landscape
- Scale: height and massing; and
- Architectural detail and materials

As existing, 31 Derby Road is a two-storey detached dwelling with a castellated roof formation. This roof formation, whilst an interesting form in itself, is considered an anomaly of the surrounding area, with the majority of other detached dwellings within the surrounding area featuring more conventional pitched roof formations. Gable ends are proposed to the north and south elevations, these are considered characteristic of nearby properties such as number 25, 27 and 33 Derby Road. As such, whilst the changes are evidently contrasting to the existing character of the property, and the existing character is an interesting one, the proposals in themselves are considered appropriate in design terms and would align with the prevailing overriding surrounding character.



Fig 2. Aerial image of 31 Derby Road (outlined in red) and the surrounding area. Image retrieved from Google Maps on 23/02/2022.

The existing height of the dwelling as measured from the ground to the top of the castellated roof is 6.6m, the height of the dwelling following the proposed second floor extension would be 10.15m. This is slightly higher than neighbouring dwelling 33 Derby Road, which has a height of 9.6m as measured from the proposed elevation drawing. The increase in height proposed is not considered intrusive to the street scene as the overall appearance of the proposed roof is considered to integrate well with the appearance of dwellings along Derby Road and those along Grosvenor Road.

Three small flat roof dormers are proposed to the south, west and north facing roof slopes. These are considered minor in scale and integrate well to the proposed roof slope. The existing solar panels are to be relocated to a flat roof area to the centre of the dwelling (as shown in revised plans submitted during the course of the application).

With regards to materials, these have been specified on the plans as painted render exterior walls to match the existing dwelling, painted timber joinery and plain clay roof tiles.

The overall development is considered to respect the character and appearance of the surrounding area. Whilst the existing castellated roof is a unique design along Derby Road, the overall appearance of the proposed roof is considered acceptable. The proposed development is therefore considered in accordance with Policies H9 and CC7 of the Reading Borough Local Plan.

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

- *Does not result in a loss of biodiversity within gardens.*

The proposed development would not result in a loss of biodiversity within the garden due to the nature of the proposed development.

7.2 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 (amongst other matters):

- *Privacy and overlooking*
- *Access to sunlight and daylight*
- *Visual dominance and overbearing effects of a development*

- *Harm to outlook*

The proposed development is not considered to have a detrimental impact on the living conditions at 33 Derby Road. The proposed second floor extension does not include any side facing windows that look out to 33 Derby Road, as a result there are no officer concerns of harmful overlooking. The proposed development will also not result in a harmful loss of light to habitable rooms or the rear garden of number 33.

The proposed development is not considered to have a detrimental impact on the living conditions at 29 Derby Road. The proposed second floor extension does include new side facing windows to the second floor that look out to 29 Derby Road. There are existing side facing windows at first floor level, however, and the additional window to the dormer at the second floor is not considered to worsen the existing arrangement. It is also noted that the new side facing opening to the second floor would look out to the front of 29 Derby Road and would not provide views to habitable rooms at number 29. The proposed development will also not result in a harmful loss of light to habitable rooms or the rear garden of number 29.

No other nearby occupier is considered to be significantly impinged by the proposed development in relation to any amenity consideration. It is also recognised that the proposed works would improve the quality of accommodation for current and future occupiers at the site through the creation of additional rooms.

Overall, the proposed single storey rear extension is not considered to harm the living conditions to neighbouring properties or the surrounding area. Therefore, the proposed development is considered in accordance with policy CC8 of the Reading Borough Local Plan.

7.3 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.*

It is considered that this proposal will not represent an unacceptable loss in private outdoor space. The depth of the rear extensions is considered to allow for an appropriate amount of private outdoor space in the rear garden.

7.4 Transport

There would be six bedrooms at 31 Derby Road as a result of the proposed development. As existing, there are five bedrooms. The requirements for vehicle parking spaces in Zone 3 as outlined in the Revised Parking Standards SPD is the same six bedrooms as it is for five bedrooms in a C3 dwellinghouse, which is two vehicle parking spaces. Three vehicle parking spaces have been demonstrated on the plans which is above the requirements of the Revised Parking Standards SPD. Upon visiting the site, it is considered that there is ample parking on site and that these spaces would be easily accessible using the existing access. The proposed development is therefore in accordance with Policy TR5 of the Reading Borough Local Plan.

8. 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.

9. RECOMMENDATION

GRANT

10. CONDITIONS

TL1: Time Limit (Standard)

The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

AP1: Approved Plans

The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

- Proposed Ground Floor Plan - 3765/200
- Proposed First Floor Plan - 3765/201
- Proposed Second Floor Plan - 3765/202
- Proposed Elevations 1of2 - 3765/203
- Proposed Elevations 2of2 - 3765/204

Received on 01/02/2022

- Block and Location Plan - 3765/205 Rev A
- Proposed Roof Plan - 3765/206 Rev A

Received on 10/03/2022

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

M3: Materials (As Specified)

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building unless where otherwise shown on the approved plans.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policies CC7 and H9 of the Reading Borough Local Plan 2019.

11. INFORMATIVES

Standard Informatives