

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights

App Ref: 220786/HOU

Address: 241a Hemdean Road, Caversham, Reading, RG4 7QW

Proposals: A single storey front side extension, garage conversion, fenestration changes and an addition of a first floor to the existing bungalow.

Case Officer: Beatrice Malama

Applicant: Faten Jaber

Date received (valid from): 27 May 2022 **Agreed Decision date:** 1 November 2022

Site visit date: 15th July 2022

1. SITE DESCRIPTION AND SURROUNDING AREA

Hemdean Road and surrounding is a predominantly residential area comprising of detached, semidetached and terraced properties. Many properties in the area have two storey buildings, built of brick with pitched roofs. The area is generally hilly with Hemdean Road sitting on a much lower ground than the land south-west and north-east of Hemdean Road. The difference in land elevations has resulted in this part of the area to appear to be in some kind of a depression/valley.

The application site is a bungalow located to the north-east of Hemdean Road near the junction of Grove Hill, Oakley Road and Hemdean Road. The house is built of brick with a gable end pitched roof. There is an existing attached garage on the north-west side boundary which is shared with no 243 Hemdean Road. The building is not listed and does not fall within a conservation area. Figures 1 and 2 show the existing front and rear elevations.

Site visit photos:



Figure 1: Existing Front Elevation



Figure 2: Existing Rear Elevation

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for a single storey full width front extension, side extension, garage conversion, fenestration changes and an addition of a first floor to the existing bungalow. The front extension would be full width by 2m deep. The proposed side extension would be 6.5m long by approximately 2.5m deep from the existing side wall. The new side extension would be partly set away from the north-west boundary by approximately 0.7m and part of it would be on the boundary. The new development would be built of brick with a pitched roof to match the existing house.

Plans considered:

Drawing No. Page 01 Rev A - Existing Floor and Roof Plans

Drawing No. Page 02 Rev A - Existing Elevations

Drawing No. Page 04 Rev C - Proposed Elevations

Received on 17th August 2022

Drawing No. Page 01 - Site location and Block Plan

Received on 30th May 2022

Drawing No. Page 03 Rev D - Proposed Floor and Roof plans

Received on 21 October 2022

3. RELEVANT PLANNING HISTORY

None relevant to this application

4. CONSULTATIONS

Internal - RBC Transport Development Control

“The proposed works will result in the loss of the garage to provide ancillary accommodation and therefore a parking space.

Plans have not been submitted illustrating the proposed layout, Revised plans are required illustrating off street parking for 2 vehicles. Images show that the front garden area is of varying heights, some landscaping may be required depending on the proposed layout.

Please ask the applicant to submit revised plans, including the illustration of the access."

The property has an existing access and driveway. Revised plans (ref Page 03 Rev D) illustrating two parking spaces within the property frontage were received by the Local Planning Authority on 21st October August 2022.

Public consultation

The following addresses were consulted by letter.

1 Grove Hill, Emmer Green, Reading, RG4 8PN
3 Grove Hill, Emmer Green, Reading, RG4 8PN
243 Hemdean Road, Caversham, Reading, RG4 7QW

A concern was raised by the adjoining neighbour at no. 243 Hemdean Road regarding the boundary as shown on the plans. In response, the agent submitted revised plans showing the correct boundary line.

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)
TR3 (Access Traffic and Highway-related Matters)
TR5 (Car and Cycle Parking)

SPG/SPD

A Design Guide to House Extensions SPG

Revised Parking Standards and Design SPD 2011

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 application proposes to convert the existing bungalow to a two storey dwelling house which would include a two storey side extension and a single storey front extension. The proposed development would be of brick with a pitched roof on the main structure to match the existing house and hipped roof on the single storey extension.

As a result of the proposed works, the footprint of the existing house would increase. The overall size and height of the dwelling house would also increase. The height of the house would increase by approximately 3m. The new front extension would have a garage door, front door, six windows in the front and two to the side. Whilst the changes would be noticeable, this is not considered to harm the character of the original house and the surrounding area. The proposed design and exterior finishes would match the original house and thus the original house's character would be maintained. The change therefore would not be considered harmful to the character of the original house.

The area is characterised by two storey properties and therefore this development would not appear out of keeping with the character of the immediate surrounding area. The site and the adjoining neighbouring property at 243 Hemdean Road are the only bungalows on this part of the street therefore converting the existing building to a two storey dwelling would allow the new dwelling house to easily fit into the existing character of the area. In addition, given the difference in ground levels in this area and the host property being on a much lower level than its immediate surrounding area, the extended house would still be dwarfed by the neighbouring buildings especially those to the rear. This would further allow the area to maintain its character. The proposal therefore complies with policy CC7 and H9 and is considered acceptable.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. 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 new house as extended would be approximately 3m taller than the existing and would introduce four windows at ground floor level; two in the north-west facing elevation and two in the south-eastern. Half of the new north-west side elevation would be on the boundary and the other half towards the front would be set away from the boundary with no 243 by approximately 0.7m. This is because the north-western boundary is not a straight line.

The introduction of four new side facing windows (two on each side) would not likely result in the loss of privacy to the neighbouring properties as these would be located at ground floor level.

Whilst the proposed development would bring the house closer to the boundary with no 243 and there is considered to be some level of shadowing of the neighbouring dwelling house, due to the orientation of the existing buildings, the amount of shadowing would not be considered harmful. Given that the side elevation of the adjoining bungalow is south-west facing, it is considered that the amount of natural light the property would receive would not be adversely affected as a result of this proposal. It is however acknowledged that the increase in height would likely change the relationship with the adjoining neighbour even so this would not result in a development that is overbearing. The outlook from the side facing neighbouring windows would not be adversely impacted upon as currently these two windows directly face the neighbouring garage/flank wall. The proposal therefore is not considered to have an adverse impact on the living conditions of neighbouring occupants and as such is considered to comply with policy CC8 and H9.

Policy H10 seeks to ensure that the amenity of gardens and other outdoor areas are not compromised. The property has existing rear and front gardens. Although the proposed front extension and one additional parking space proposed would result in the reduction in the size of the existing front garden, overall the amount of available outdoor amenity space would not be reduced to an unacceptable degree. The proposal therefore would comply with policy H10.

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)

No new openings

Small landscaping (To be approved)